

Newton St. Cyres

Exeter, Devon, EX5 5AJ

Guide Price £475,000 to £500,000

Bradleys ESTATE AGENTS

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Description

GUIDE PRICE £475,000 to £500,000

This extended cottage is situated in a rural location and boasts wonderful views to the front and rear. The cottage has two reception rooms, garden room, cloakroom, utility, four bedrooms with en-suite and family bathroom. Outside there is a studio/store, garage, brick store and good size gardens overlooking open countryside.

The front door leads into the entrance hall with stairs to the first floor. A door to the right gives access to the sitting room enjoying lovely views and a door to the inner lobby. Also from the hallway, a door leads to the dining room with again, a lovely view across open countryside and a feature Victorian fire place which is open plan to the modern fitted kitchen with built in oven and hob, breakfast bar and the solid fuel Rayburn. There is also access to the garden room and a walkthrough to the utility room and access to the cloakroom.

The first floor consists of four bedrooms, one with a shower room, plus the family bathroom.

Outside there is pretty front garden and a driveway with parking to the side with access to the garage and the large detached workshop/store with the studio over which would make a fantastic annexe. There is also a large patio with brick store, greenhouse and good size lawned gardens adjoining open fields.

Location

Newton St Cyres is recognised as being one of the area's most picturesque villages with its ancient stone bridge and stream winding its way through the centre of the village. It has an historic parish church, new primary school, community-led post office/store, fantastic pub, Italian restaurant as well as regular bus and train services to Exeter (5 miles) and Crediton (4 miles).





Directions

What3Words: ///confident.blows.comment

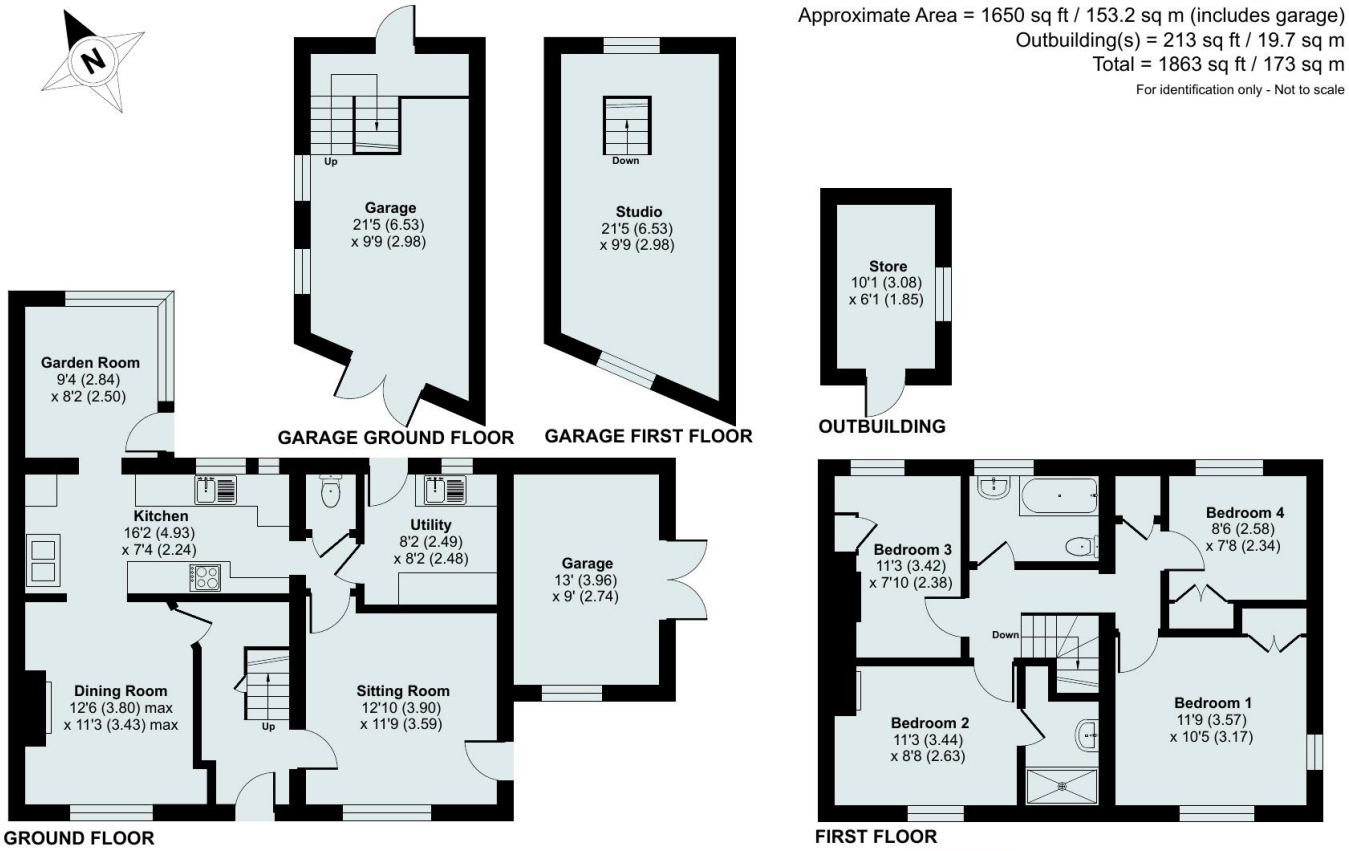


Material Information

- EPC Rating: E
- Mains electricity, water and private drainage
- Electric central heating and solid fuel Rayburn
- Mid Devon District Council - Band D
- Freehold
- Parking: Private driveway and garage

Winscott Cottages, Newton St. Cyres, EX5

Approximate Area = 1650 sq ft / 153.2 sq m (includes garage)
Outbuilding(s) = 213 sq ft / 19.7 sq m
Total = 1863 sq ft / 173 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bradleys. REF: 1401905

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