



A BEAUTIFULLY DESIGNED DETACHED FAMILY HOUSE

BROADCLYST
EXETER, EX5

Guide Price £650,000, Freehold

savills

OPEN HOUSE 11TH MAY 11AM - 12PM. A BEAUTIFULLY DESIGNED DETACHED FAMILY HOUSE WITH

APPLEBY, BROADCLYST

Architecturally designed family home • Free flowing, sociable accommodation • Bespoke kitchen with utility • Superb orangery overlooking the garden • 4 double bedrooms • Double garage and ample driveway parking • Highly sought after village of Broadclyst

4 Bedrooms • 3 Bathrooms • 3 Receptions

- EPC Rating = C
- Council Tax = F

Situation

Appleby is situated around 5-miles from the cathedral city of Exeter, in the extremely popular village of Broadclyst. The village has fantastic amenities to include a post office / village store, two popular pubs, a church and sports centre, along with well-regarded primary and secondary schools. Much of the village is owned by the Killerton House, dog walks and a cycle route are also within easy reach.

Exeter has good private and public schools, the Princesshay shopping centre, a red brick university, excellent restaurants, an international airport as well as a mainline railway station offering a link to London Paddington in just over 2 hours. Junctions to all major roads are also within easy reach.

Description

This impressive detached home has been individually designed and finished to a very high standard offering the perfect free flowing accommodation for any 'forever home'. In beautiful condition throughout, including digitally controlled and zoned underfloor heating, this family home is completely designed to be low maintenance. The ground floor has a spacious and welcoming hallway with internal access into the double garage (currently a home gym), cloakroom, office / cinema room and a wonderfully large main double aspect living room with long burner.



At the rear of the house overlooking the private gardens is a beautifully social and bespoke kitchen / breakfast room with its own separate utility room. The dining room, which flows on from the kitchen, leads through to a glorious triple aspect orangery which also has a fantastic outlook through double doors over the garden.

On the first floor the spacious landing provides access into four double bedrooms, the master with en-suite. Bedroom two and three also share an ensuite shower room (Jack and Jill) and there is a further spacious family bathroom.

Outside there are double gates on the driveway which lead to plenty of private parking, side access and well maintained south-west facing level gardens to the rear with a lit pond with waterfall, two seating areas and a patio.

Tenure

Freehold

Services

Mains electricity, gas water and drainage.

Local Authority

East Devon District Council

Directions

Leaving Exeter city centre along Pinhoe Road, follow the signs to Pinhoe/Broadclyst. Passing through Pinhoe and Westclyst turn right sign posted Dog Village and take the second turning on the left (on the bend of the road) into Woodbury View (signposted Whimble). Shortly after the brow of the hill turn left into a private drive where Appleby will be found on the left.

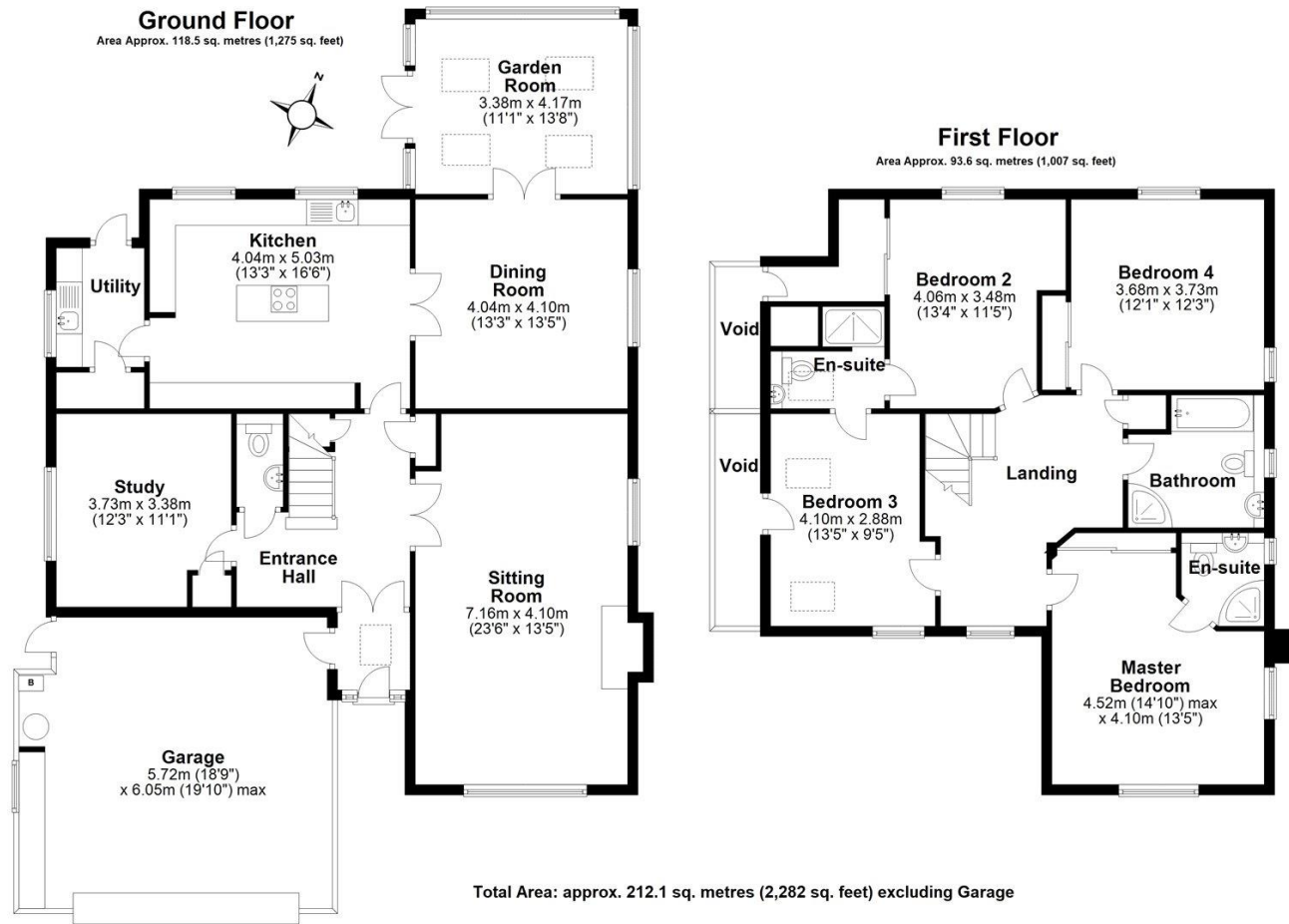
Viewing

Strictly by appointment with Savills.



FLOORPLANS

Gross internal area: 2282 sq ft, m²



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