

# BROOK COTTAGE

BRAMPFORD SPEKE, EXETER, EX5 5DU





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EXETER, EX5 5DU

Exeter about 6 miles, Thorverton about 3 miles,  
Crediton about 8 miles

With bags of charm and character in one of the  
Exe Valley's most favoured villages.

## Accommodation summary

Entrance hall • Dining room • Kitchen/breakfast room  
Conservatory

Hallway • Sitting room • Reception room

Master en suite bedroom

Three further double bedrooms • Family bathrooms

Gardens of approximately 0.3 acres • Store  
Double garage

Approximately 1 mile of double bank and 3 miles of  
single bank fishing on the River Exe available by separate  
negotiation.





## SITUATION

The village of Brampford Speke sits above the banks of the River Exe, enjoying views over the beautiful Exe Valley. The village has a thriving community, a highly regarded primary school and an excellent pub, The Lazy Toad. Whilst being surrounded by some of Devon's most beautiful and unspoilt countryside, the village is within easy reach of Exeter, communication links and other popular villages including Thorverton, Silverton and Newton St Cyres. The neighbouring villages of Thorverton and Silverton also have primary schools and there are numerous state and private schools in the area, including Queen Elizabeth's School in Crediton, Exeter School and The Maynard School in Exeter and also Blundell's School in Tiverton. Exeter has a thriving University and is fast becoming the South West's most favoured city, offering a wide selection of shops, restaurants and leisure facilities. There are numerous foot and bridle paths from the village, offering wonderful walks along the River Exe and through the surrounding countryside. The A377 is within easy reach, providing access to Exeter city centre and the M5 motorway. Exeter St David's Station, about 4 miles from the village, provides regular services to London Paddington in just over two hours. Exeter International Airport provides a number of both domestic and international flights throughout the year.

## DESCRIPTION

Brook Cottage is a quintessential Grade II listed thatched cottage set in a prominent position on the edge the popular Exe Valley village of Brampford Speke in an enviable position with a southerly aspect with beautiful riverside walks on the doorstep. In need of modernizing the accommodation enjoys plenty of period features throughout and comprises a kitchen/dining room, two reception rooms, four bedrooms, one of which is ensuite, and a family bathroom.



## GARDENS AND GROUNDS

The south facing gardens of about 0.3 of an acre are a particularly special feature of the property, with areas of lawn, mature borders and a terrace directly outside the property. Within the gardens there is a detached garage and stable building.

## FISHING RIGHTS

Available by separate negotiation is a rare and unique opportunity to purchase a share in Pynes Fishing Ltd, which offers approximately 1 mile of double bank and 3 miles of single bank fishing on the River Exe. Access to the river is via the footpath at the bottom of the drive at Brook Cottage. For further details, please contact the agents.

## SERVICES

Mains electricity, water and drainage.  
Oil fired central heating.

## OUTGOINGS

East Devon District Council, 01395 516551.  
Council Tax band G.

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## DIRECTIONS

From Exeter, proceed north along Cowley Bridge Road, then turn left at the roundabout onto the A377 Crediton Road. After crossing the second bridge, take the first right, signposted to Upton Pyne and Brampford Speke. Continue up the hill and after approximately 1 mile, turn right, signposted Brampford Speke. Follow the lane into the village where the property will be found on the right hand side.

## VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.





## BROOK COTTAGE

Approximate Gross Internal Area:

221.2 sq.m. / 2381.0 sq.ft.







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