



A Stunning Grade II Listed former farmhouse full of character whilst enjoying beautifully landscaped south facing gardens. Set in an accessible, but rural position only 3.5 miles to Exeter.

Upton Pyne, Exeter, Devon, EX5 5HX

Guide Price £950,000 Freehold

savills



Beautifully appointed Grade II listed former farmhouse

- Full of character and charm • Extended Kitchen/breakfast room • Established gardens
- Delightful rural position close to Exeter

Local Information

This charming home, positioned in a wonderful, rural position within easy access to Exeter has been completely renovated by the current owners. Situated within the popular Exe Valley, on the outskirts of the village of Upton Pyne and close to the villages of Brampford Speke, Thorverton and Newton St Cyres, all offering local amenities including pub, primary schools, railway station at Newton St Cyres and golf and cricket clubs. Upton Pyne is conveniently located between the market town of Crediton and the university and cathedral city of Exeter and offers an array of wonderful walking trails and easy access to local amenities.

The village is readily accessible to the University of Exeter and Royal Devon and Exeter Hospital. Exeter St David's mainline railway station (which provides regular services to London Paddington in just over two hours) and to London Waterloo. There are numerous state and private schools in the area including Queen Elizabeth Community College at Crediton, Exeter School and The Maynard School in Exeter, and Blundell's School in Tiverton. The Cathedral City of Exeter is only 3.5 miles away, It has a flourishing university and offers a wide selection of shops,

restaurants and leisure facilities including John Lewis and Waitrose, as well as theatres and an award winning museum. There is a David Lloyd Sports Club at Sandy Park which is home to the Exeter Chiefs Rugby Club as well as gyms, sports facilities & recreation grounds throughout the City. The Exeter Golf & Country Club has a fine 18 hole golf course and there are many good golf courses within easy reach, including Woodbury Park, Tiverton and Crediton.

About this property

This beautiful, Grade II Listed cottage dates back to the 17th century where it was a former farmhouse and occupies a wonderful position backing onto open farmland with some stunning, far reaching views across the surrounding countryside. The current owners have painstakingly and sensitively renovated this charming cottage to a high standard making a wonderful and cosy family home retaining a wealth of period features whilst also enjoying an extended kitchen full of natural light.

Built to make the very best of its position, the property is south-facing with light-filled rooms all enjoying views over the



beautifully landscaped gardens. A bright and spacious hallway leads through to the formal dining room with dual aspect, solid wood flooring and wonderful period features. Beyond this is the striking double aspect sitting room with impressive exposed beams and a charming inglenook fireplace with a modern, Aga woodburning stove.

Extended in 2005, the internal space has been greatly improved with a fabulous kitchen/breakfast room with a range of modern and stylish fitted units, range cooker and a walk in pantry. This room is a wonderful addition with vaulted ceiling and French doors opening onto the south facing patio and gardens. Further accommodation on the ground floor include a good-sized utility room fitted with a range of units as well as WC, useful under stairs storage and a double aspect study making a lovely space for home-working, or alternatively could be used as a fourth bedroom.

To the first floor, there are three beautifully finished, south facing double bedrooms, all enjoying fine views over the gardens and surrounding countryside. The principal bedroom suite is a generous space, flooded with light from windows to both the front and rear, enjoying far-reaching views. There is a well-appointed, en suite shower room and fitted wardrobes.

Gardens and Grounds

Set in approximately 0.68 acres, the gardens of Little Nettacott have been beautifully designed and maintained by the current owners. Surrounded by farmland, the gardens are wonderfully private, extending mainly to the south.

Approached via a gravelled driveway, the property benefits from two garages (one currently used partially as a workshop) and additional storage space, which could have much potential subject to any necessary consents. There is an area of patio to the front of the property providing an ideal entertaining space and an array of fruit trees, fruit cage, fenced vegetable garden, greenhouse, log store and shed. There are large areas of level lawned gardens as well as well stocked beds and borders making a gardeners paradise.

Directions

From Exeter, take the A377 towards Crediton. Pass Bernville Nurseries and turn right onto Langford Road, signposted to Langford. After approximately 1.6 miles, turn right. The property will be found on the corner after approximately 120 yards.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office. Telephone: +44 (0) 1392 455 755.







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LANDMARK INFORMATION

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Upton Pyne, Exeter, Devon, EX5 5HX

Gross Internal Area 2293 sq ft, 213 m²

Tenure Freehold

Local Authority East Devon District Council **Council Tax Band** = F

Energy Performance EPC Rating = Exempt

Services Mains water and electricity, Oil central heating, Private drainage.



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