3 New Estate, Newton St. Cyres, EX5 5AR

Guide Price £395,000

A unique multi-generational home in a sought-after village with exceptional rural views and a 100ft long garden. This attached 2-bedroom home with a self-contained 1-bedroom annexe.

Winkworth

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Occupying an elevated position within the sought-after village of Newton St Cyres, this unique former Railway Cottage offers a rare opportunity to acquire a versatile multi-generational home, complemented by a fully self-contained annexe and exceptionally generous gardens. The property enjoys superb views across the surrounding Devon countryside, both to the front and rear, and is ideally placed for village amenities and excellent transport links to both Crediton and Exeter.

Newton St Cyres is a particularly attractive village, well regarded for its primary school and popular local amenities, including The Beer Engine, renowned for its excellent food, and the Italian restaurant Belluno. The village also benefits from convenient road and rail connections, making it a popular choice for those commuting to Exeter or Crediton.

The main house is bright and inviting, with well-presented accommodation arranged over two floors. The spacious sitting room enjoys views across the garden and features a multi-fuel stove. The kitchen/dining room is fitted with an array of matching units and benefits from a useful pantry cupboard, understairs storage and a small storeroom, currently used for log storage. There are two bedrooms and a well-appointed bathroom with a bath and electric shower over.

Attached to the main house is a stylish, self-contained annexe, providing excellent additional accommodation for dependent relatives, older children or guests. The annexe has its own well-appointed kitchen and a charming sitting room featuring a multi-fuel stove and sliding patio doors opening onto a terrace. Stairs rise to the first floor where there is a generous bedroom with fitted cupboards and a shower room. Like the main house, the annexe enjoys wonderful views across the surrounding countryside.

A particular feature of these former Railway Cottages is the unusually generous gardens. Originally created to provide railway workers with sufficient outdoor space to grow their own produce, the gardens extend to approximately 100 feet and offer considerable scope for keen gardeners and those seeking a more self-sufficient lifestyle. The grounds are currently arranged with large areas of lawn, established fruit trees, a productive vegetable garden, greenhouse and log store, all enjoying a lovely rural outlook.

To the front of the property is a parking area providing space for two cars.

AGENTS NOTE: The property is subject to a section 157 of the Housing Act 1985. Any purchaser is required to have lived or worked in Devon for the 3 years immediately preceding the purchase. Written consent is required from the local council through your conveyancing solicitor.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

SUMMARY

- Located in the sought-after village of Newton St Cyres
- Within walking distance of a primary school, pub and excellent transport links
- Superb rural views set on the edge of the village
- Multi-generational living - 2 bed house with self-contained 1 bed annexe
- Substantial south facing garden extending to 100ft long
- Off street parking for 2 cars
- The property is subject to a section 157 - see Agents Note

PROPERTY INFORMATION:

COUNCIL TAX: Band B
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity and water.
DRAINAGE: Mains drainage
HEATING: Gas central heating
BROADBAND: Broadband available by Openreach
MOBILE SIGNAL: Good mobile Coverage
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low

DIRECTIONS: Using the What3Words App, search configure.smaller.wonderful

Ground

Floor 1

N
W E
S

Winkworth

Approximate total area(1)

1196 ft²
111.2 m²

Balconies and terraces

52 ft²
4.8 m²

Reduced headroom

8 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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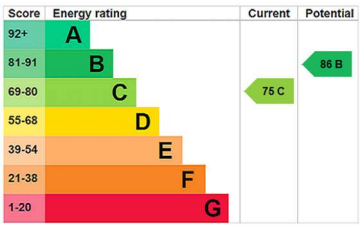

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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