



Coburg Cottage, Pump Street, Newton St. Cyres, EX5 5BY

Guide Price £675,000

Set in an elevated position with sweeping views over the picturesque village of Newton St. Cyres, this charming, detached property has been thoughtfully extended over time, providing beautifully light and spacious accommodation.

Winkworth

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Nestled amidst 0.36 acres of its own gardens, Coburg Cottage presents a rare opportunity to acquire a stunning Grade II Listed home in a glorious rural location. Thoughtfully renovated and extended over time, this well presented cottage seamlessly blends period charm with modern comfort, offering a characterful yet functional family home.

Full of original features, Coburg Cottage boasts exposed timber beams, an impressive inglenook fireplace with a woodburning stove, and a warm, inviting atmosphere throughout. The carefully considered layout provides both spaciousness and versatility, perfect for modern family living.

Upon entering the property, a welcoming entrance hall leads to a useful boot/storage room and a conveniently located cloakroom. The heart of the home is the open-plan kitchen/dining area, fitted with a range-style cooker and an array of base and wall units, offering ample storage. French doors flood the space with natural light and open onto the gardens, creating a bright and airy dual-aspect room.

The spacious sitting room features three large windows overlooking the gardens, an impressive inglenook fireplace, and a striking original timber beam marked with East & West orientation carvings. A further reception room, currently used as a snug and home office, offers a cosy yet functional space with stairs leading to the first floor and a door to the rear courtyard.

The first-floor landing provides built-in storage and access to four generously sized double bedrooms. The master suite enjoys a dual

aspect with picturesque countryside views and a private en-suite shower room. The remaining three bedrooms are equally spacious, each offering stunning rural vistas. A beautifully appointed family bathroom completes the first floor, featuring a classic white suite with a roll-top bath, pedestal wash basin, and low-level WC.

The expansive gardens are a true highlight, extending to approximately 0.36 acres. A gated driveway leads to a paved parking area and a detached double garage. The gardens themselves are a blend of formal planting and natural landscapes, featuring mature flowers, shrubs, and herbaceous borders.

A wooden pergola over the rear terrace offers the perfect spot to enjoy the summer evenings, while a sheltered courtyard garden provides an alternative al fresco dining area. To the rear, a natural garden with mature trees and winding pathways leads to a secluded garden space, surrounded by established shrubs and bushes.

With its stunning period features, flexible living spaces, and exceptional gardens, Coburg Cottage offers a unique and exciting opportunity for buyers seeking a charming countryside retreat.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



AT A GLANCE:

Charming Grade II Listed Detached Cottage
 Four Double Bedrooms
 Gas Fired Central Heating
 Two Reception Rooms
 Beautifully Presented Throughout
 Exposed Beams & Inglenook Fireplace
 Large Plot Totalling 0.36 Acres
 Double Garage & Ample Parking
 Close To Local Amenities
 Fantastic Rural Views

PROPERTY INFORMATION:

COUNCIL TAX: Band F

SERVICES: Mains Electric, Water & Drainage.

BROADBAND: Super-Fast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.

MOBILE SIGNAL: Coverage With Certain Providers

HEATING: Mains Gas Central Heating

LISTED: Grade II

TENURE: Freehold

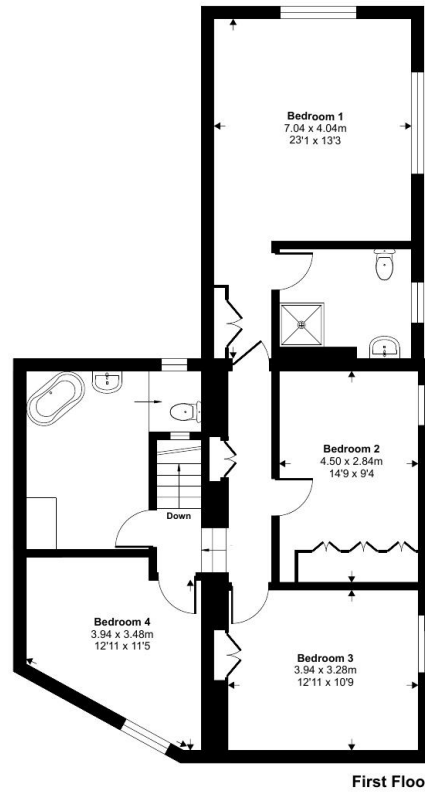
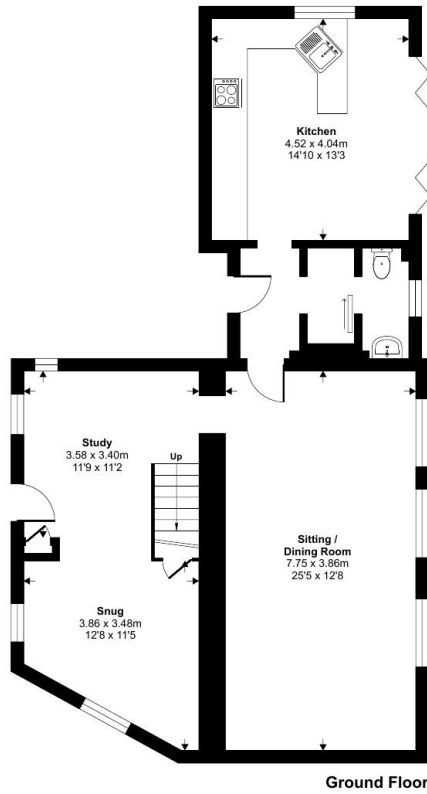
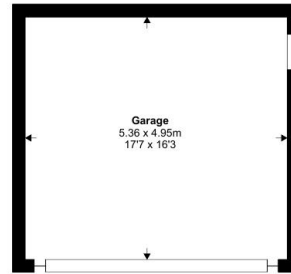
CONSTRUCTION: The property is made of rendered cob and stone walls beneath a thatched roof.

FLOOD RISK: Very Low

CONSERVATION AREA: Yes

Rights & Restrictions - Please refer to agent.

Approximate Area = 1883 sq ft / 174.9 sq m (excludes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2023. Produced for Stags. REF: 974352

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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