



West Town, Newton St. Cyres, EX5 5BR

£825,000

An elegant and characterful Grade II listed cob and thatched period home, set within generous grounds and offering a wealth of charm and original features, situated in the popular village of Newton St Cyres.

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Description

The cottage is believed to date back to the 1600's, the property showcases a harmonious blend of historic character and modern comfort. Traditional elements such as exposed beams and inglenook fireplaces contribute to its timeless appeal, while thoughtful updates ensure it is well suited for contemporary living.

Accommodation

At the heart of the home is a welcoming kitchen/dining room, where traditional charm meets functionality. The kitchen boasts ample storage and modern appliances including integrated fridge freezer, gas hob with extractor over and dishwasher.

In the dining area a fireplace with tiled hearth and a gas feature fire which creates a cosy atmosphere.

The ground floor also features a spacious sitting room, with exposed beam, deep window sill offering views over the front of the property. Gas fire and feature bread oven.

The large adjoining utility room provides additional practicality, with large storage cupboards, fridge freezer, plumbing for a washing machine and stainless steel sink.

Just off the utility room in a downstairs cloakroom with shower.

A staircase leads to the first floor, where four generously proportioned bedrooms enjoy lovely outlooks over the gardens and surrounding countryside. The principal bedroom benefits from an ensuite, while the remaining bedrooms are served by a family bathroom.

Gardens and Grounds

The gardens and grounds extend to approximately two acres, offering a mix of formal gardens, mature trees, and open spaces with pond. A large patio area provides an ideal setting for outdoor dining and entertaining, while a variety of established planting adds colour and interest throughout the seasons. There is a stone built barn which is currently being used as an additional seating/dining space. This leads onto the patio and barbeque area where there is a pond and water feature. Numerous sheds, two green houses, raised beds and a polytunnel gives the keen gardener ample opportunity to grow and cultivate fruit and vegetables. There is also an orchard planted within the grounds.

At the top of the garden a Swimming Pool, Hot Tub area and covered pergola makes the most of those sunny days where you can entertain friends and family.

There is also ample parking and potential for further landscaping or additional uses, subject to any necessary consents.

SERVICES

- Council Tax Band: E
- Utilities: Mains water, gas and electricity
- Gas central heating – installed 2006
- Tenure: Freehold
- Broadband and mobile network availability (Ofcom)



At a glance....

Grade II Listed Thatched Cottage
 Four Bedrooms, Including Main Bedroom with En-Suite
 Approx. Two Acres of Landscaped Gardens & Orchard
 Swimming Pool and Hot Tub Area
 Vegetable Gardens, Greenhouses & Polytunnel
 Countryside Views
 Sought-After Village Location
 Good Access to the City
 Viewing is Highly Recommended

PROPERTY INFORMATION:

Freehold
 Council Tax Band: E
 Mains Electric, Gas, Water and Drainage
 Phone: Mobile coverage is available.
 Internet: Superfast fibre broadband up to 61mbps - 15 mbps is available.



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		

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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