





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.

Winkworth

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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

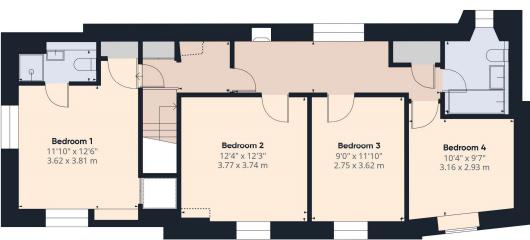
Mains Electric, Gas, Water and Drainage

Phone: Mobile coverage is available.

Internet: Superfast fibre broadband up to 61mbps -

15 mbps is available.





Floor 1



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