



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

Guide Price £725,000

Set in an elevated position and overlooking the picturesque village of Newton St. Cyres is this delightful, detached property which has been extended over time and offers wonderfully light and well-proportioned accommodation and quite outstanding rural views.

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Introducing this charming Grade II Listed family home, nestled in glorious countryside and 0.36 acres of its own grounds; Coburg Cottage presents an exciting opportunity for purchasers looking for a quintessential and characterful home. This immaculately presented cottage has been sympathetically renovated and extended overtime and now seamlessly marries period charm with modern comfort, boasting exposed beams and a large inglenook fireplace with woodburning stove.

Internally, the cottage has retained an abundance of original character features and offers well-appointed and flexible accommodation throughout. On entering the property, there is a spacious entrance hall with a useful boot/storage room with a further sliding door leading into the cloakroom. To the left, is the open kitchen/diner which is well equipped with built in appliances including a Range style cooker as well as a variety of base and wall units providing ample cupboard and drawer space. There are French doors which open onto the gardens and window to side elevation making a beautifully light dual aspect room. To the right, there is a spacious sitting room with three windows overlooking the gardens, inglenook fireplace with woodburning stove as well as original timber beam with East & West orientation markings. There is a further reception room, currently being used as a home office and snug with stairs leading to first floor as well as a door to the rear courtyard.

To the first floor, there is a spacious landing with built in storage cupboards and separate entrances to the four double bedrooms and family bathroom. The dual aspect master bedroom enjoys lovely views across the garden and countryside beyond as well as

an en-suite shower room. The further three bedrooms are all very generously proportioned and enjoy far reaching rural views. The family bathroom comprises of a white suite with wonderful roll top bath, low level WC and pedestal wash basin.

Outside the gardens are a real feature of the property extending to 0.36 acres. There is a gate leading up to paved parking and turning area and the detached double garage. The gardens are a mix of formal and natural garden areas. There is a wooden pergola over the rear terrace where lovely views and sunsets can be enjoyed. The borders have a mixture of shrubs and herbs and the formal garden area has a mix of mature flowers and shrubs. The sheltered kitchen courtyard garden offers an alternative al fresco eating area. To the rear of the house there is a natural garden area with many mature trees, this area has a pathway leading down to a pond area surrounded by established shrubs and bushes.

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 £10 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

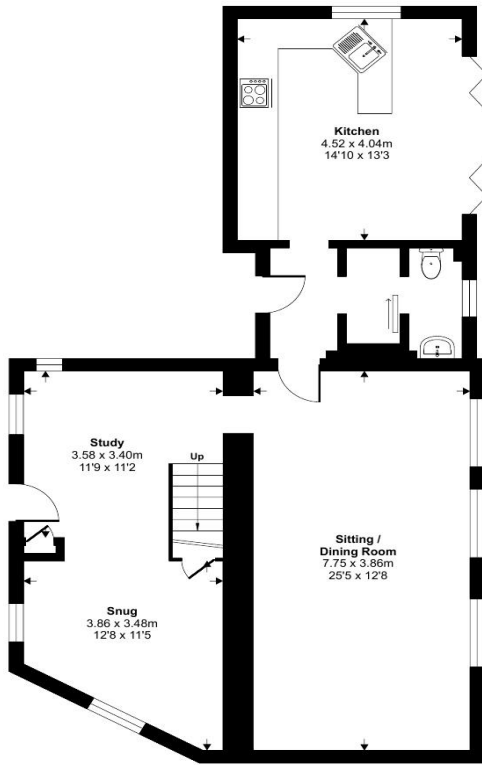
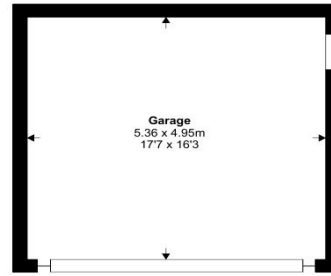
TENURE: Freehold

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

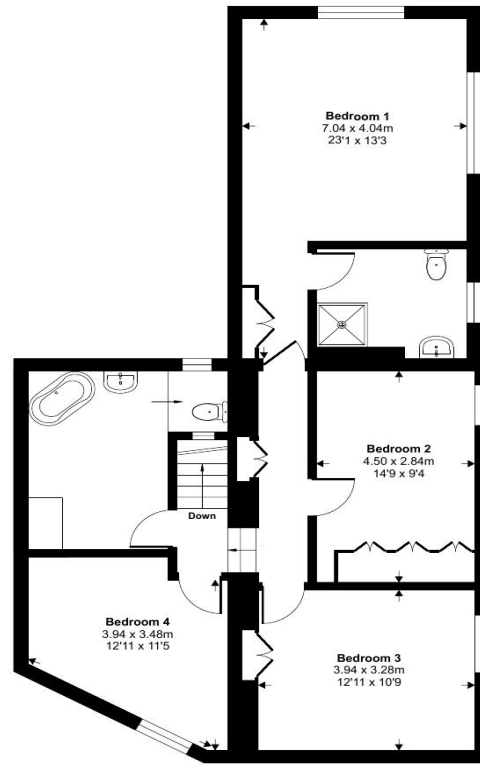
Rights & Restrictions - Please refer to agent.

Approximate Area = 1883 sq ft / 174.9 sq m (excludes garage)

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 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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