



AWAITING EPC

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2 New Buildings, Farringdon, Exeter,
EX5 2HZ

GUIDE PRICE

£500,000

TENURE Freehold



A Charming Period Cottage Extended And Much Improved By The Current Owners, Wonderfully Located In The Hamlet Of Farringdon Yet Within Only Approximately Three And A Half Miles From The M5, And Offering Direct Access To The Cathedral City Of Exeter And The Seaside Town Of Exmouth

Charming Sitting Room With Wood Burner Stove * Dining Room * Spacious And Extended Modern Kitchen/Breakfast/Sitting Room * Ground Floor Bedroom With Shower Cubicle * Stylish Ground Floor Cloakroom/Wc * Two First Floor Bedrooms And First Floor Bathroom Suite * Super Main Second Floor Bedroom * Stunning Gardens * Ample Parking * Garage/Store

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2 New Buildings, Farringdon, Exeter, EX5 2HZ

Pennys are delighted to offer for sale this charming period cottage, extended and improved in recent years, providing a wonderful family home. 2 New buildings is one of four properties believed to have been built in the 1930's and enjoys wonderful gardens with countryside views. The house sits in a good size plot which we believe is just under 0.2 acres in total, comprising of extensive lawned gardens with seating areas. There is ample parking and garage/store.

SITUATION: Farringdon is an easily accessible hamlet situated approximately five miles east of the Cathedral City and county town of Exeter. Exeter has a red brick university, an excellent range of private, public and state schools, fine dining, boating opportunities on and cycle ways surrounding the River Exe and good shopping in Princesshay. Exeter's international airport is located close by, also offering flights to London. Junction 30 of the M5 is approximately 4 miles away and provides easy access to the A38 Devon Expressway and the A30. Good hiking opportunities are enjoyed nearby on Woodbury common and the popular East Devon coastal towns of Sidmouth, Exmouth and Budleigh Salterton all within around a twenty minute drive.

ENTRANCE PORCH: With courtesy light and seating with composite front door giving access to:

ENTRANCE HALL: Radiator, staircase to first floor landing, door to:

SITTING ROOM: 5.4m x 4m (17'8" x 13'1") Charming room with wood burner stove housed in chimney recess with exposed brick standing on slate hearth with wood beam over, wall recesses fitted with shelving and storage cupboards, uPVC double glazed window to front aspect, radiator, door to:

DINING ROOM: 8.26m x 3.5m (27'1" x 11'5") Another charming reception room with half wood panelling to walls, tiled chimney recess, wall recess fitted with dresser style unit, wood-effect flooring, radiator, telephone point, uPVC double glazed window to rear aspect, glazed panel door to:

KITCHEN/BREAKFAST ROOM: 8.36m x 4.98m (27'5" x 16'4") narrowing to 2.44m (8'0") Recently renovated spacious open-plan bright room with uPVC double glazed window overlooking the garden room, two sets of uPVC double glazed windows overlooking the rear garden and uPVC double glazed double doors from the breakfast area opening onto the rear patio sun terrace. Stylishly fitted with a wide range of solid wood working surfaces with tiled surrounds extended to provide the breakfast bar area with cupboards, drawer units, pull-out refuse cupboard, integrated dishwasher, space and plumbing for automatic washing machine and tumble dryer, wall mounted cupboards, integrated fridge and freezer, built-in oven and combi-oven with cupboards above and below, five ring induction hob with stainless steel chimney style extractor hood over with light, two radiators, wood-effect flooring throughout, TV point, ceiling spotlighting, stable style door to:

GARDEN ROOM: 4.42m x 1.63m (14'6" x 5'4") A very useful area with uPVC double glazed windows and double doors opening onto the rear patio sun terrace, wood-effect flooring.

INNER LOBBY AREA: From the dining area there is an inner lobby area with access to storage cupboard, ground floor bedroom and cloakroom/wc.

GROUND FLOOR BEDROOM: 4: 3.18m x 2.82m (10'5" x 9'3") A versatile room with radiator, uPVC double glazed window to rear aspect. Shower cubicle with folding shower splash screen door, shower unit.

GROUND FLOOR CLOAKROOM/WC: Stylishly refitted with a vanity style wash hand basin, WC with push button flush, chrome heated towel rail, feature half wood panelling to some walls.

FIRST FLOOR LANDING: uPVC double glazed window to side aspect, radiator, staircase rising to second floor.

BEDROOM 2: 4.52m x 2.46m (14'10" x 8'1") Fitted range of built-in wardrobes with storage cupboards over, radiator, uPVC double glazed window to rear aspect overlooking the garden.

BEDROOM 3: 3.33m x 2.82m (10'11" x 9'3") Radiator, TV point, uPVC double glazed window to front aspect enjoying lovely countryside views.

BATHROOM/WC: 2.54m x 2.41m (8'4" x 7'11") A spacious and stylish bathroom suite comprising bath with curved shower splash screen, fixed rainfall shower head hose and detachable shower head hose, pedestal wash hand basin with mirror fronted medicine cabinet over with display light, WC, chrome heated towel rail, fully tiled walls with colour co-ordinated tiled flooring recessed ceiling led spotlighting, ceiling extractor fan, uPVC double glazed window with patterned glass.

SECOND FLOOR LANDING: Double glazed velux window, fitted blind, door to:

BEDROOM 1: 4.39m x 4.01m (14'5" x 13'2") A superb main bedroom with feature part sloping ceilings, three double glazed velux windows to front and rear aspects all with fitted blinds and all enjoying lovely outlooks over the countryside to the front aspect and gardens to the rear. Radiator, built-in wardrobe, TV point.

OUTSIDE: To the front of the property is a double width decorative stone driveway leading to: **WORKSHOP/GARAGE: 4.57m x 3.43m (15'0" x 11'3")** with double wooden doors, power and light connected. The front garden comprises of a decorative stone area edged with shrub beds with slate pathway to front door. A wooden side gate gives access to side garden area with log store, modern oil tank and oil boiler standing on a decorative stone area, further gate giving access through to the rear garden. The large rear garden is a wonderful feature of the property and is beautifully tended, extensively laid to lawn with flower and shrub beds, large patio sun terrace ideal for outside entertaining, outside lighting, decorative stone garden area. Towards the end of the garden is a **GREENHOUSE** and vegetable garden.

AGENTS NOTE: We are informed that the property has a private water and drainage supply, and oil central heating.

SEPARATE FLOOR PLAN: