



Turnpike Cottage Old Haldon Hill Near Exeter

£295,000

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Chartered Surveyors and Estate Agents

SITUATION & DESCRIPTION

Turnpike Cottage is believed to have been built in the early 1820s and was a Toll House on the old coaching route into Exeter. It is situated amidst lovely gardens in a delightful rural setting on the slopes of the Haldon Hills and there are superb walks from the doorstep. The Cathedral City of Exeter is within easy reach and there is excellent access to the M5, Exeter Airport and the South Devon coast.

The cottage is Grade II listed and it retains a host of attractive character features which include Gothic style windows, a flagstone floor in the living room where there is also a woodburner, original timber doors and even the old toll collection drawer under one of the windows. The farmhouse style kitchen includes an Aga and gives access to a dining room or third bedroom, bathroom, and an attractive conservatory which overlooks the gardens. There are 2 first floor bedrooms and a box room which offers clear potential to create an ensuite.

The lovely gardens are a particular feature and they include a host of lovely mature trees and shrubs, neat lawns, and a superb patio area complete with bar and barbecue, perfect for al fresco entertaining!! There are excellent parking facilities which include extensive hardstanding and a large well equipped garage/workshop with inspection pit.

ACCOMMODATION

Brief details of the accommodation with approximate measurements are as follows:-

A porch with arched door to

Living Room **4.9m x 4.24m (16' 1" x 13' 11")**

Flagstone flooring; attractive Gothic style arched windows; woodburner; cupboard under stairs; television aerial point; radiators; telephone point; original toll drawer. Stairs rising to First Floor

Kitchen/Breakfast Room **3.35m x 2.85m (13' x 9'4")**

Oil fired Aga to recess with beam over; stainless steel sink unit and roll edge worktops; matching base and eye level units; electric hob; plumbing for dishwasher; tiled flooring; extractor; window overlooking the rear garden. Inner hall with door to Conservatory

Dining Room/Bedroom 3 **3.28m x 2.85m (10'9" x 9'4")**

A dual aspect room with a view of the garden; radiator.

Bathroom

A white suite comprising a panelled bath with a tiled surround pedestal wash basin with a tiled surround; radiator; tiled flooring; plumbing for automatic washing machine; window.

Conservatory **3.39m x 2.42m (11' 1" x 7' 11")**

With a triple aspect over the gardens; tiled flooring; power and lighting; double glazed windows and ceiling (there are blinds fitted to the ceiling). Door to garden.

Stairs to landing

Bedroom 1 **5.02m x 3.28m (16' 6" x 10' 9")**

A dual aspect room with pleasant open views; pedestal wash basin with a tiled surround; shower cubicle with electric shower unit; radiator.

Bedroom 2 **3.43m x 2.83m (11' 3" x 9' 3")**

Deep window sill; radiator; airing cupboard housing lagged hot water cylinder with an immersion heater; radiator; door to

Box Room **4.14m x 1.50m (13' 7" x 4' 11")**

Sloping ceiling; window; potential to create an ensuite.

Separate WC

Close coupled WC; radiator; window.

OUTSIDE

The cottage is approached via a pair of white painted timber gates and there is a concrete hardstanding (designed to accommodate a lorry) and access to the

Large Garage/Workshop **11.25max x 3.92m (36' 11" x 12' 10")**

Wide folding timber doors and inspection pit; power and lighting and further doors to the side.

Utility Room **2.55m x 2.13max (8' 4" x 6' 12")**

With pine clad walls and ceiling; plumbing for automatic washing machine; window; door to adjoining WC with hand wash basin; pine clad walls and ceiling.

The delightful gardens are predominately to the side and rear of the cottage and they feature a host of established trees, plants, shrubs and there are attractive views of the surrounding countryside from various different points. To the rear of the cottage there is a gently sloping lawn with established borders, an aluminium greenhouse, an outside tap, oil storage tank, and this area of the garden provides considerable privacy. To the side of the cottage there is a neat level lawn edged with flower and shrub borders, a productive vegetable plot, small pond, log store and a superb patio with covered bar area and barbecue and water feature.



To the rear of the garage/workshop there is also a small mature wooded area.

TENURE

Freehold with vacant possession on completion.

SERVICES

Mains electricity and drainage are available. There is a private water supply and an oil fired central heating system.

COUNCIL TAX BAND

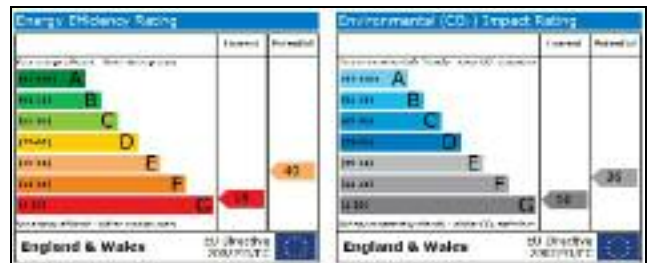
Turnpike Cottage is Council Tax Band D.

DIRECTIONS

Turnpike Cottage is situated just off the A38 dual carriageway connecting Plymouth and Exeter. Travelling towards Exeter, leave the A38 immediately after passing Exeter Racecourse, sign-posted Old Haldon Hill. Turnpike Cottage will be found about halfway down the hill on the right hand side with one of our 'For Sale' boards displayed.



ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by prior appointment with the vendor's agent.

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Chartered Surveyors and Estate Agents

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Property Ref: 50/1466

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Floorplan For Illustrative Purposes Only. Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.