

STAGS

# Oldway Cottage

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Newton St. Cyres, Exeter, EX5 5AA

Newton St. Cyres 1 mile; Crediton 3.5 miles; Central Exeter 4 miles.

An attractive, unlisted cottage providing well-balanced accommodation and period features, all set within beautifully tended gardens extending to approximately half an acre.

- Beautifully postioned detached cottage
- Rethatched in 2019
- Three reception rooms
- Ample private parking
- Freehold
- Unlisted
- Three bedrooms
- Large landscaped gardens
- Open countryside views
- Council tax band: F

## Guide Price £550,000

### SITUATION

This delightful cottage enjoys a tranquil, semi-rural position surrounded by open countryside, yet lies within easy reach of local villages, schools, and transport links. This is a rare opportunity to enjoy a rural lifestyle without compromising on accessibility. Newton St. Cyres provides a range of local amenities, including pub, Italian restaurant, primary school and social clubs, along with a railway station providing services to Exeter and Barnstaple. Although a rural location, the village lies along the A377, between Exeter and Crediton. Exeter, the regional capital of the South West, boasts great business facilities together with restaurants, cafés and wine bars. The city is well served with a good range of leisure and cultural amenities, including substantial shopping facilities.

Communication links include the M5, which is accessible at Exeter which in turn provides links to the A38 to Plymouth, or the A30 to Cornwall to the south, and Bristol and London to the north and east. There are regular rail services to central London from Exeter in just over 2 hours.








## DESCRIPTION

Oldway Cottage is an attractive and unlisted detached thatched cottage, exuding charm and character. The property offers flexible and well-balanced accommodation with a wealth of period features, all set within beautifully tended mature gardens extending to approximately half an acre. There is also ample off-road parking.

A pretty garden path leads to the main entrance, which opens into a welcoming hallway. To one side lies the sitting room, a light and inviting space enjoying a dual aspect and featuring a charming period fireplace, perfect for relaxed family living. Opposite, the study serves as a versatile second reception room, currently used as a home office, but equally suited to use as a snug or formal dining room.

The kitchen is well-equipped with a range of modern wall and base units, complemented by a walk-in pantry, a useful utility area, and a ground floor family bathroom. From the far end of the kitchen, a rear hallway leads to an additional shower room and gives access to the delightful conservatory, which enjoys views over the landscaped gardens and rolling countryside — an ideal spot to enjoy the changing seasons.

Stairs rise from the entrance hall to the first floor, where there are two generous double bedrooms, both with built-in storage. The principal bedroom further benefits from an en suite WC and wash basin.

Being unlisted, the property offers greater flexibility for future alterations (subject to the necessary planning consents), making this a rare opportunity to acquire a historic yet adaptable home in a stunning rural setting.

## GARDENS

The cottage is approached via a private driveway with ample parking. The real jewel is the immaculately landscaped garden, bursting with colour from established borders, manicured lawns, and mature trees and shrubs and numerous storage sheds. There are several secluded seating areas, a rose arch, a formal parterre garden, and an orchard offering apple, pear plum and other trees; all of which enjoy the outstanding surrounding views. The gardens offer a peaceful and private haven for outdoor entertaining and relaxation.

Access to the property is via an unadopted lane.

## SERVICES

Mains water and electricity

Private drainage - septic tank - Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Oil fired central heating

The property was rethatched in 2019

Cloud Wireless - stated download 50-60mbps

EV charging point

The property is believed to be built of stone and cob with more modern day brick extensions.

## DIRECTIONS

From Exeter take the A377 at Cowley Bridge roundabout signposted Crediton. After 2 miles the property will be found on the left identified by a Stags for sale board. Carry on up the lane and Oldway Cottage is at the top.

What3words - thread.includes.shippers

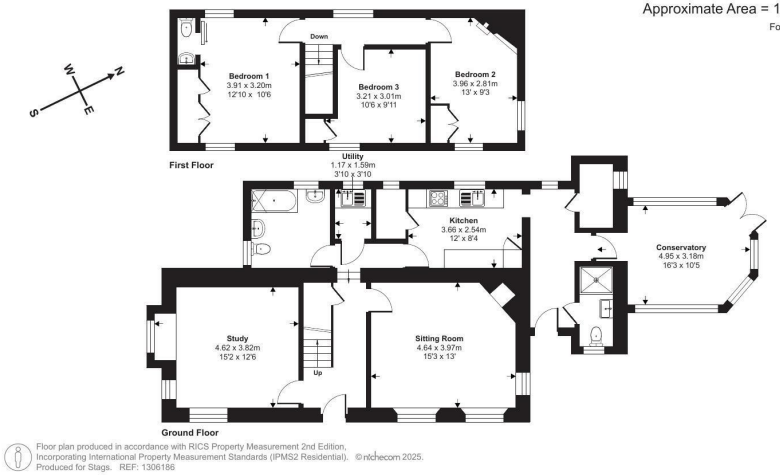


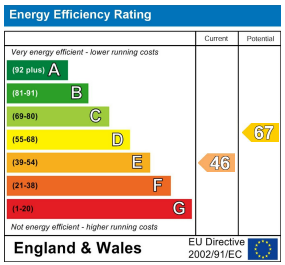




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21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202