



**1 POLTIMORE COURT
MOOR LANE
POLTIMORE
NEAR EXETER
EX4 0AQ**



£475,000 FREEHOLD



An opportunity to acquire a fabulous four bedroom characterful barn conversion located within this popular village location on the outskirts of Exeter with stunning views and outlook over neighbouring Devon countryside and beyond. Presented in superb decorative order throughout. Four bedrooms. Ensuite shower room to master bedroom. Family bathroom. Spacious reception hall. Characterful sitting room with wood burning stove. Separate dining room/family room. Traditional farmhouse style kitchen/breakfast room. Utility room. Cloakroom. Beautifully kept and well maintained gardens with home office/studio room. Garage and driveway. A great family home. Viewing highly recommended.

The property is uniquely positioned at the end of this small select development and boasts superb south facing views across neighbouring countryside. A rare find for those seeking a country lifestyle and village community (farm shop, village hall and church an easy level walk down the road). Only 15 minutes from Exeter, within catchment of the OFSTED rated 'outstanding' primary school and 'good' state secondary school. This well appointed property has been the subject of a sympathetic redecoration makeover in recent times and some home improvements including the panelling in the dining room and main bedroom, and LED down lights in the kitchen/breakfast room and lounge. A utility room and cloakroom/WC are conveniently located off the kitchen. Upstairs, the dual aspect master bedroom takes pride of place, with great country views; it also comes with an ensuite shower room. Of the three other bedrooms, one enjoys the same views as the master bedroom, the others look over the common courtyard. There is also a well appointed and spacious family bathroom.

Outside, the rear garden has been imaginatively landscaped for year round interest and ease of maintenance. Enclosed with timber fencing and white rendered walls this charming garden offers lawn, patio and decking areas for relaxing and entertaining. A large purpose built home office sits at the top of the garden, powered by electricity with a strong Wifi connection – ideal for home working. A side entrance door provides convenient access from the garden to the garage. A private parking space lies immediately in front of the property.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Solid wood barn style stable door, with double glazed panels, leads to:

RECEPTION HALL

A spacious hallway. Engineered oak wood flooring. Radiator. Cloak hanging space. Smoke alarm. Stairs rising to first floor. Understair recess. Dado rail. Door to:

SITTING ROOM

17'10" (5.44m) x 12'5" (3.78m). A characterful room with exposed ceiling beams. Radiator. Engineered oak wood flooring. Part exposed brick fireplace with raised hearth, inset wood burning stove and wood mantle over. Inset LED spotlights to ceiling. Double glazed window, with shutters, to front aspect with outlook over front garden and neighbouring fields. Stable style door provides access to rear garden.

From reception hall, doorway opens to:

DINING ROOM/FAMILY ROOM

10'6" (3.20m) x 9'6" (2.90m). Radiator. Engineered oak wood flooring. Wood panelled feature wall. Double glazed window to front aspect with outlook over front garden and neighbouring countryside.

From reception hall, door to:

KITCHEN/BREAKFAST ROOM

12'8" (3.86m) x 8'10" (2.69m). A traditional farmhouse style kitchen fitted with an extensive range of matching base, drawer and eye level cupboards. Range cooker with filter/extractor hood over. 1½ bowl sink unit with single drainer and traditional style mixer tap. Integrated dishwasher. Integrated fridge. Tiled flooring. Radiator. Inset LED spotlights to ceiling. Space for table and chairs. Double glazed window to rear aspect with outlook over courtyard. Door leads to:

UTILITY ROOM

8'0" (2.44m) maximum x 7'10" (2.39m). Circular bowl sink unit set within granite effect roll edge work surface, decorative tiled splashback, base cupboard and drawers beneath. Plumbing and space for washing machine. Space for upright fridge freezer. Further appliance space. Additional granite effect roll edge work surface with tiled splashback. Fitted shelving. Tiled floor. Cupboard housing electric consumer unit and meter. Larder cupboard with fitted shelving. Tiled floor. Stable style door provides access and outlook to rear courtyard. Door to:

CLOAKROOM

Comprising low level WC. Wall hung wash hand basin with tiled splashback. Tiled floor. Extractor fan.

FIRST FLOOR LANDING

A spacious galleried landing with access, via pull down retractable ladder, to insulated and part boarded roof space with electric light. Dado rail. Smoke alarm. Airing cupboard, with fitted shelving, housing lagged hot water cylinder. Double glazed window, with window shutters, to front aspect offering fine outlook over neighbouring countryside and beyond. Door to:

BEDROOM 1

18'0" (5.49m) maximum into wardrobe space x 11'4" (3.45m). A fabulous light and spacious room. Wood panelled feature wall. Range of built in wardrobes to one wall providing hanging and shelving space. Dado rail. Radiator. Double glazed window to side aspect with outlook over rear garden. Double glazed window to front aspect again offering fine outlook over neighbouring countryside and beyond. Door leads to:

ENSUITE SHOWER ROOM

A modern matching white suite comprising quadrant tiled shower enclosure with fitted mains shower unit. Wash hand basin with tiled splashback. Low level WC. Tiled floor. Inset LED spotlights to ceiling. Extractor fan.

From first floor landing, door to:

BEDROOM 2

10'10" (3.30m) x 10'4" (3.15m). Radiator. Double glazed window to rear aspect with outlook over courtyard.

From first floor landing, door to:

BEDROOM 3

11'0" (3.35m) x 7'4" (2.24m). Radiator. Double glazed window to front aspect again offering fine outlook over neighbouring countryside and beyond.

From first floor landing, door to:

BEDROOM 4

7'2" (2.18m) x 6'0" (1.83m). Radiator. Telephone point. Double glazed window to rear aspect with outlook over rear courtyard.

From first floor landing, door to:

BATHROOM

9'4" (2.84m) maximum x 7'4" (2.24m) excluding door recess. A spacious modern bathroom comprising 'P' shaped panelled bath with traditional style mixer tap, fitted electric shower unit over, curved glass shower screen and tiled splashback. Wash hand basin with traditional style mixer tap and tiled splashback. Low level WC with concealed cistern. Storage cupboards. Tiled floor. Radiator. Heated towel rail. Extractor fan. Obscure double glazed window to rear aspect.

OUTSIDE

Directly to the front of the property is an enclosed lawned area of garden with flower/shrub beds. Double opening timber gates with pathway leads to the front door with courtesy light. A side pathway and gate leads to the rear garden, which is a particular feature of the property, providing a high degree of privacy and consisting of a paved patio. Timber wood store. External power point. Retaining wall with side steps lead to a gently sloped area of lawn. Shrub beds well stocked with a variety of maturing shrubs, plants, bushes and trees. Outside tap with Belfast style sink. Additional side gate provides to communal courtyard. To the top end of the garden is a timber shed and raised timber decked terrace enjoying the afternoon sun.

HOME OFFICE/STUDIO ROOM

13'0" (3.96m) x 7'2" (2.18m). A great room to provide a number of uses currently set up as a home office. Insulated. Power and light. uPVC double glazed sliding door, with matching full height side panel, provides access and outlook to rear garden.

The rear garden is enclosed to all sides whilst a rear gate provides access to parking area in turn providing access to:

GARAGE

17'4" (5.28m) x 8'10" (2.69m). Pitch roof. Electronically operated up and over door providing vehicle access. Range of eye level cupboards. Side courtesy door provides access to rear garden.

COMMUNAL SERVICE CHARGE

We have been advised the current communal service charge is £25 per month. Poltimore Court consists of ten properties. Each property has an equal share and responsibility for the lane and communal land. Together we form Poltimore Court Management Company. Each property pays the same, contributing to a pot of money that covers maintenance of the lane and communal land.

TENURE FREEHOLD

MATERIAL INFORMATION

Construction Type: Stone

Mains: - Water, drainage, electric

Heating: Oil fired central heating

Mobile: Indoors – EE and Three voice & data limited, O2 voice likely & data limited, Vodafone voice & data likely

Mobile: Outdoors – EE, Three, O2 and Vodafone voice and data likely

Broadband: Standard, Superfast & Ultrafast available.

Flood Risk: River & sea – Very low risk, Surface water – Very Low risk

Mining: No risk from mining

Council Tax: Band E (East Devon)

DIRECTIONS

Proceeding out of Exeter along Pinhoe Road and continue to the very end and bear left at Sainsbury's into Pinhoe. Continue over the two mini roundabouts and proceed straight ahead on the main road for approximately one mile. Turn left signposted 'Poltimore' and proceed straight ahead through the village, at the crossroad junction bear right signposted 'Killerton'. Continue down taking the right hand turning into Moor Lane, proceed to the end of this road until reaching Poltimore Court.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more check into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to check all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

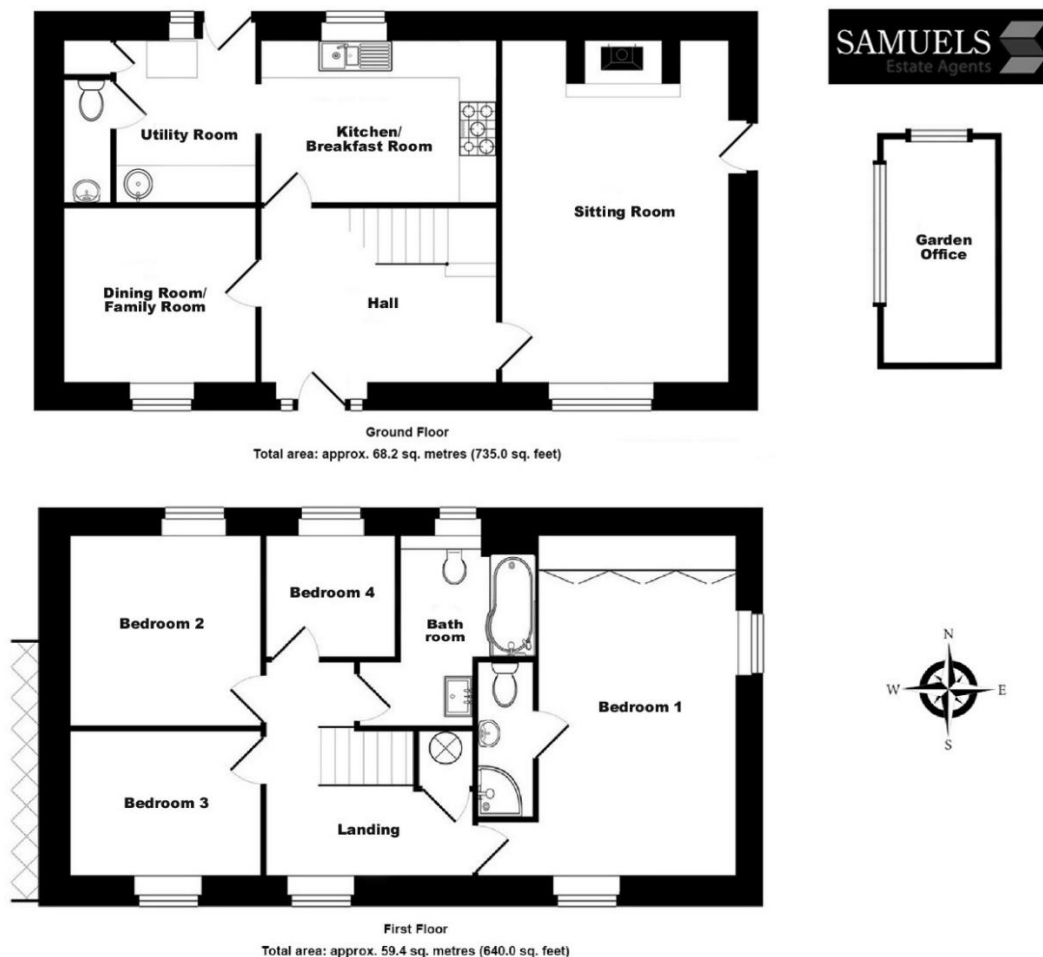
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction.

REFERENCE

CDER/0425/8915/AV



Floor plan for illustration purposes – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		