



**‘BARNFIELD WEST’  
NETHEREXE  
NEAR EXETER  
EX5 4DZ**



**£550,000 FREEHOLD**



An opportunity to acquire a substantial semi detached country house built in 1871. Situated in the Exe valley on the outskirts of Exeter. Four bedrooms. Luxury spacious first floor family bathroom. Entrance porch. Reception hall. Spacious lounge. Modern kitchen/dining room. Laundry room. Utility room. Ground floor cloakroom/shower room. Delightful lawned gardens. Private driveway providing ample parking for numerous vehicles. Detached garage. Beautiful outlook with stunning views over neighbouring countryside and beyond. Semi rural location whilst convenient to Exeter city centre, university campus and St Davids mainline railway station. A must see property. Viewing highly recommended.

Barnfield West is situated in a fabulous rural location within the small hamlet of Netherexe situated approximately 5 miles north of Exeter. The cathedral city of Exeter offers an extensive range of recreational, cultural and shopping facilities including theatres, the Royal Albert Memorial Museum, the Princesshay shopping centre, John Lewis and numerous independent shopping outlets as well as various eateries and wine bars. The neighbouring village of Stoke Canon offers a range of day to day amenities including village shop, a community run public house and a further range of community led activities, primary school and Church.

The area also provides access to very good selection of both state and independent schooling options including Stoke Canon C of E primary and pre-schools, Stoke Hill junior school, St James school, Exeter college, The Maynard, Exeter and Exeter Cathedral schools.

Regular rail services to London run from Exeter St Davids mainline station taking just over 2 hours whilst the international airport at Exeter provides various international and domestic flights.

Road links are also good despite its rural setting with easy access to the A396 between Exeter and Tiverton. The M5 is just a short drive away providing links to the A38 and Plymouth, the A30 to Cornwall and the south, Bristol and London to the north and east.

#### **ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)**

Glass panelled front door leads to an:

#### **ATTRACTIVE ENCLOSED PORCH**

Cloak hanging space. Pitched roof. Wall light point. Glass panelled windows to both front and side aspects. Front door, with inset frosted glass panels, leads to:

#### **RECEPTION HALL**

Decorative tiled floor. Traditional style radiator. Stairs rising to first floor. Smoke alarm. Understair storage cupboard. Cloak hanging space. Stripped wood door leads to:

#### **CLOAKROOM/SHOWER ROOM**

A refitted matching white suite comprising tiled shower cubicle with fitted shower unit. Low level WC. Traditional style wash hand basin with tiled splashback. Decorative tiled floor. Inset LED spotlights to ceiling. Extractor fan.

From reception hall, stripped wood door leads to:

#### **LOUNGE**

23'8" (7.21m) x 11'8" (3.56m) maximum reducing to 10'10" (3.30m). A spacious light and airy room with two traditional style radiators. Picture rail. Feature fireplace with raised slate hearth and inset wood burning stove. Television aerial point. Telephone point. Four wall light points. Four feature glass panelled windows to side aspect. uPVC double glazed sash window to rear aspect. Further uPVC double glazed sash window to front aspect with outlook over front garden.

From reception hall, stripped wood door leads to:

#### **KITCHEN/DINING ROOM**

24'1" (7.34m) x 12'6" (3.81m) overall measurements

**Kitchen area:** 12'8" (3.86m) x 12'6" (3.81m) maximum. A fitted kitchen comprising an extensive range of matching base, drawer and eye level units incorporating central island with granite work surfaces and decorative tiled splashbacks. Twin circular bowl sink unit with mixer tap and drainers either side and set within granite work surface. Space for cooker with filter/extractor hood over. Integrated dishwasher. Integrated fridge. Tiled floor. Traditional style radiator. Inset LED spotlights to ceiling. Open plan to:

**Dining room:** 12'6" (3.81m) x 11'8" (3.56m). Wood flooring. Traditional style radiator. Original storage cupboard built into alcove with shelving above. Fireplace recess with brick hearth. Picture rail. Coved ceiling. Two uPVC double glazed sash windows to front aspect with outlook over front garden.

From kitchen, doorway opens to:

#### **LAUNDRY ROOM**

15'10" (4.83m) maximum reducing to 8'2" (2.49m) x 8'2" (2.49m) maximum ('L' shape). Belfast style sink unit with modern style mixer tap set within wood block work surfaces and decorative tiled splashback. Range of base cupboards and drawer beneath. Two matching eye level cupboards. Tiled floor. Inset LED spotlights to sloped/pitched ceiling. Two large double glazed Velux windows to rear aspect. Two further feature small glaze windows to rear aspect. Large double width storage cupboard. Stable style door providing access to rear courtyard. Wood panelled door leads to:

#### **UTILITY ROOM**

Plumbing and space for washing machine. Hot water cylinder. Oil fired boiler serving central heating and hot water supply. Further appliance space. Power and light. Tiled floor. Inset LED spotlights to ceiling. Double glazed Velux window to rear aspect.

#### **FIRST FLOOR LANDING**

A spacious split level landing with double glazed Velux window. Picture rail. Traditional style radiator. uPVC double glazed window to front aspect offering fine outlook over neighbouring countryside and beyond. Stripped wood door to:

#### **BEDROOM 1**

12'8" (3.86m) x 11'8" (3.56m). Feature cast iron fireplace. Picture rail. Traditional style radiator. Telephone point. Picture rail. Two feature small glazed windows to side aspect. uPVC double glazed sash window to front aspect offering fine outlook over neighbouring countryside and beyond.

From first floor landing, stripped wood door to:

#### **BEDROOM 2**

12'8" (3.86m) into recess x 11'8" (3.56m). Built in double wardrobe. Feature cast iron fireplace. Picture rail. Traditional style radiator. uPVC double glazed sash window to front aspect again offering fine outlook over neighbouring countryside and beyond.

From first floor landing, stripped wood door to:

#### **BEDROOM 3**

12'8" (3.86m) into recess x 11'8" (3.56m). Radiator. Built in double wardrobe. uPVC double glazed window to rear aspect with outlook over neighbouring countryside and beyond.

From first floor landing, stripped wood door to:

#### **BEDROOM 4**

6'10" (2.08m) x 6'4" (1.93m). Radiator. Double glazed Velux window to part pitched ceiling. Obscure uPVC double glazed window to rear aspect.

From first floor landing, stripped wood door leads to:

#### **BATHROOM**

10'0" (3.05m) x 9'5" (2.87m). A fabulous traditional style bathroom with free standing roll top bath with traditional style mixer tap and shower attachment. Wash hand basin with tiled splashback. Mid level WC. Good size shower cubicle with fitted shower unit including separate shower attachment. Wood flooring. Traditional style radiator. Inset LED spotlights to ceiling. Extractor fan. Two feature small glazed windows to side aspect. Obscure uPVC double glazed window to rear aspect.

#### **OUTSIDE**

The property is approached via a large timber gate that leads to an extensive gravelled driveway providing parking for a number of vehicles. Access to

#### **DETACHED GARAGE**

With power and light. Up and over door providing vehicle access.

The majority of the garden is to the front elevation and consisting of a good size shaped area of level lawn stocked with a variety of maturing shrubs, plants and bushes. Access to front door with good size paved patio. To the left side elevation is a timber gate that leads to an enclosed courtyard garden laid to decorative stone chippings for ease of maintenance, with wood store, oil tank and water tap. The front and rear gardens are enclosed to all sides by means of timber panelled fencing and neat natural hedgerow. A point worthy of note is the gardens enjoy a southerly aspect and a high degree of privacy.

**TENURE**  
**FREEHOLD**

**MATERIAL INFORMATION**

Construction Type: Brick  
Mains: - Water, drainage, electric  
Heating: Oil fired central heating  
Mobile: Indoors – EE, Three, O2 and Vodafone voice & data limited  
Mobile: Outdoors – EE, Three, O2 and Vodafone voice & data likely  
Broadband: Standard 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**

From Exeter city centre clock tower roundabout take the turning down into New North Road and continue down which connects to Cowley Bridge Road. At the mini roundabout proceed straight ahead and continue along this road for approximately two miles until reaching the village of Stoke Canon. Again continue straight ahead, through the next village of Rewe, and approximately 900 yards, by the memorial cross, turn left into Green Lane. Proceed down this lane for approximately a quarter of a mile and take the right hand turning signposted 'Netherexe'. Continue down taking the next left again signposted 'Netherexe' and proceed down where the property in question will be found approximately a quarter of a mile down on the right hand side.

**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.

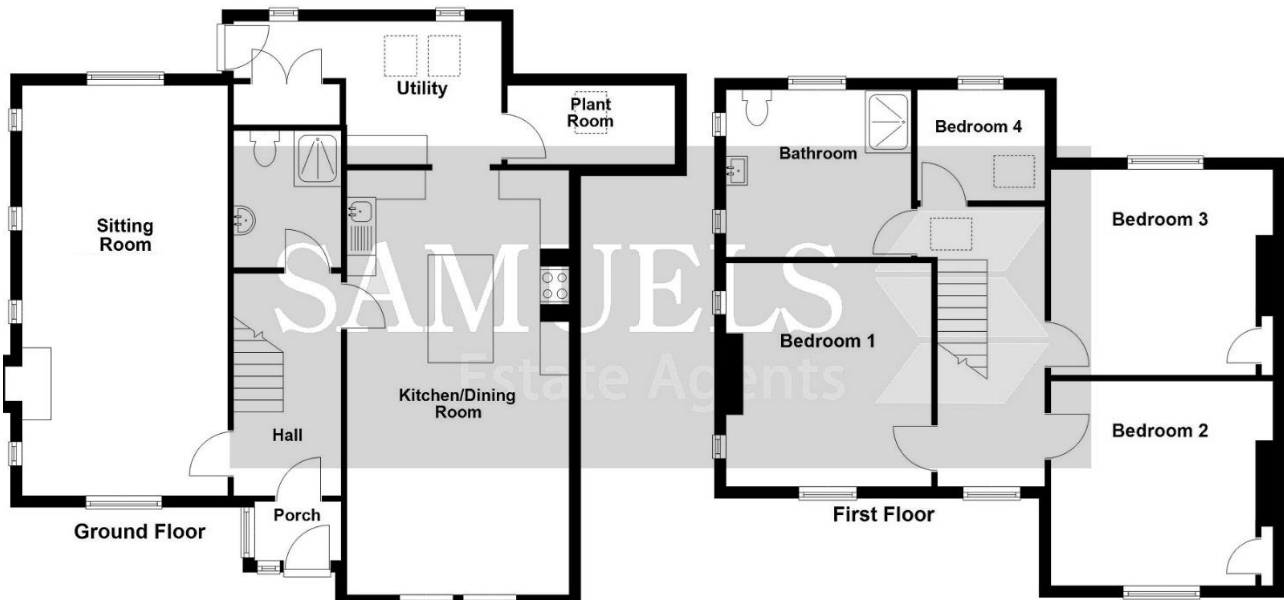
Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects 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 investigate 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.

**REFERENCE**

**CDER/0425/8424/AV**



Total area: approx. 149.2 sq. metres (1605.8 sq. feet)

Floor plan for illustration purposes only – not to scale





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		