



Apple Barn, Rewe, Devon

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Apple Barn, Rewe, Exeter, Devon EX5 4DX

A beautifully appointed contemporary home with a detached annexe, set in a picturesque rural position

Exeter 5.5 miles, Exeter St. David's mainline station 6.5 miles (2 hours 11 minutes to London Paddington), M5 (Jct 29) 7.1 miles

Sitting area | Kitchen | Sitting room/bedroom
One bedroom with en suite shower room
Family bathroom | Balcony | Summerhouse/
annexe with sitting room/bedroom, kitchenette
& shower room | Garden | EPC rating C

The property

Apple Barn is an attractive, newly built property that features up to two bedrooms offering light-filled and characterful accommodation. The property benefits from a detached one-bedroom annexe/summerhouse providing flexible accommodation options and enjoys an idyllic position in the Exe Valley with superb views across the surrounding rolling countryside.

The main ground floor living space is the 32ft open-plan sitting area and kitchen that has wooden flooring, recessed LED lighting and a triple aspect that includes a skylight and French doors that open onto the garden, welcoming plenty of natural light. The kitchen has sleek, contemporary storage units, a breakfast bar and modern integrated appliances. There is a separate sitting room on the ground floor which could be used as an additional bedroom if required. Also on the ground floor is a family bathroom with a bath tub and overhead shower. The first floor provides a further double bedroom with a vaulted ceiling, an en suite shower room and a sunny southwest-facing balcony, offering panoramic countryside views.

The property benefits from a self-contained, detached annexe providing further well-presented accommodation. The annexe has an open-plan sitting area/bedroom, a kitchenette and a shower room.

Outside

At the entrance, double five-bar gates open onto a tarmac driveway providing plenty of parking space to the front of the property. The garden surrounding the house measures approximately 0.34 acres and includes a shaded area of paved terracing providing an ideal space for al fresco dining and entertaining and for admiring the surrounding views. The rest of the garden is mainly laid to lawn with a gravel pathway leading from the main house to the annexe.

Location

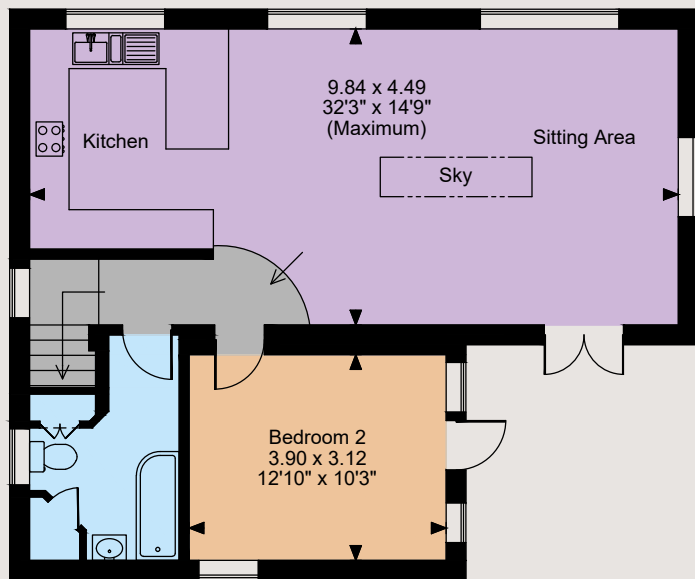
The property lies in a rural position just outside the small community of Rewe, five miles north of Exeter and set in the highly popular Exe Valley. The immediate area offers many footpaths and bridle ways with a variety of walks from the property, either to the River Exe and popular village of Brampford Speke to the west, or the River Culm and the National Trust Killerton Estate to the east. A mile away, the village of Silverton offers several local amenities, including a village shop, two pubs, a parish church and a village primary school. For other everyday needs, the vibrant and thriving city of Exeter is close-at-hand offering a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants, plus a choice of supermarkets, including Waitrose and John Lewis. Many primary and secondary schools can be found in Exeter, including Exeter School and The Maynard, Exeter College (rated Outstanding by OFSTED) whilst Exeter University is recognised as one of the best in the country. The property benefits from easy access to the M5 motorway, while Exeter St. David's provides regular mainline rail services towards London Paddington, taking just over two hours.



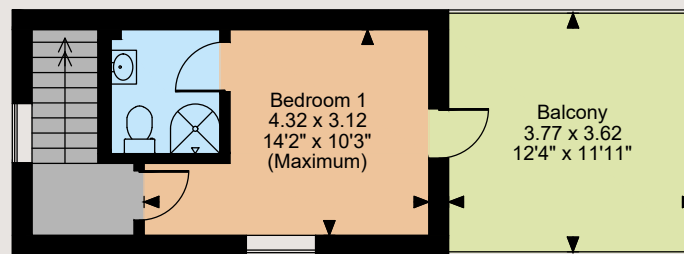
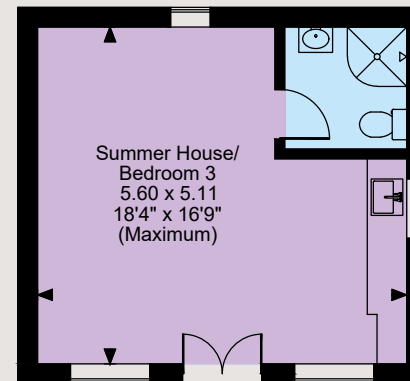


Floorplans

House internal area 910 sq ft (85 sq m)
Annexe/summerhouse internal area 308 sq ft (29 sq m)
Balcony external area 147 sq ft (14 sq m)
For identification purposes only.



Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8542060/SS



Directions

The postcode EX5 4DX will take you to the property using a satellite navigation system.

General

Local Authority: East Devon District Council
Services: Mains electricity. Private water and drainage which understand is compliant with current regulations.

Council Tax: TBC

Restrictive Covenants: There are some restrictive covenants that apply to the property. Additional information is available from the vendors' agent.

Tenure: Freehold

Guide Price: £450,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com

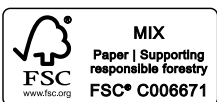
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken March 2023. Particulars prepared March 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

