



Peppercorn Cottage

Parsonage Lane, Silverton

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A detached cottage with over 5 acres of enchanting grounds, located at the heart of a sought-after Exe Valley village

A charming five-bedroom family home with generously-proportioned accommodation and extensive grounds totalling over 5 acres, including tranquil gardens and an enchanting area of parkland with a coarse fishing lake. The property is set within the popular village of Silverton, close to local amenities.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



2 GARAGES



5.3 ACRES + FISHING LAKE



FREEHOLD



RURAL/VILLAGE



2,194 SQ FT



GUIDE PRICE £800,000



The property

Peppercorn Cottage is an attractive double-fronted family home offering almost 2,200 sq ft of light-filled, flexible accommodation, arranged in an angled L shape over two floors. The property is configured to provide a practical and cohesive living and entertaining environment, designed to maximise the pretty views. It sensitively combines modern amenities and a wealth of period features, including some exposed beams and original fireplaces. The accommodation flows from an entrance hall and includes a well-proportioned dual-aspect study, which leads to a rear hall with a fitted utility area, a cloakroom, and access to the rear garden. The generous dual-aspect sitting room features a striking exposed stone inglenook fireplace with a woodburning stove, while the front-aspect dining room includes an open fireplace and a door leading to further accommodation, comprising of a side hallway with fitted storage and an additional door to a small courtyard and garden. At the rear of the property is a

spacious kitchen/breakfast room fitted with a range of wooden wall and base units, a small central island, complementary work surfaces, modern integrated appliances, and a woodburning stove. There is ample space for a good-sized table for informal dining, along with access to a neighbouring room that includes a second cloakroom and another door to the rear garden. Stairs rise from the side hallway to the first floor, which provides a front aspect principal bedroom with fitted storage, an additional front aspect double bedroom with walk-in storage, three further bedrooms, one with fitted storage and a vanity unit, a modern family bathroom and a separate family shower room.

Outside

Set at the end of a quiet no-through road, the property has two garages sat together with double wooden gates opening to a large private parking area and a neighbouring part-walled vegetable garden with stone fireplace.



The vegetable garden has an established asparagus bed and soft fruit areas, including a range of berries. There are also a wide variety of fruit trees. The generous enclosed garden to the rear is laid mainly to lawn and is bordered by a garden stream and well-stocked flower and shrub beds, all of which have been designed to flower and bring colour throughout the year. The garden features numerous seating areas, a small garden pond, a block-paved terrace with brick-built barbecue, a generous crazy-paved rear terrace and attached paved dining area. The whole is screened by mature shrubs and trees, including a large Plane tree believed to be the oldest in Devon. The parkland, interspersed with further mature trees and seating areas, overlooks a natural pond, currently used as a fishing lake. The lake is home to Carp, Roach, Perch, Tench and Rudd, while there are also frequent visits from a variety of birds, including a Kingfisher, a Heron, Canada Geese, ducks and Moorhens. The grounds are a haven for wildlife and offer complete tranquillity, ideal for nature enthusiasts.

Location

The village of Silverton is one of the oldest in the county and is rich in history, with a vibrant community. It has a village store, Post Office, community hall, three churches, 'excellent' rated health centre, primary school and two pubs. The surrounding area offers riding, fishing, walking and shooting, while the Exe estuary, Dartmoor and Exmoor National Parks and the East and South Devon coastlines are all within easy reach. Exeter city centre offers comprehensive leisure, cultural, educational and extensive shopping facilities, as well as a good choice of state and independent schooling. Communications links are excellent: the M5 links to Bristol and London to the north and east and the A38 and A30 to Plymouth and Cornwall. There are regular rail services to London Paddington from Exeter taking just over two hours. Exeter Airport (9.1 miles) provides an ever-increasing number of domestic and international flights.



Nearby Stations

- Exeter St Davids 8 miles
- Exeter Central 8.3 miles
- Tiverton Parkway 12 miles

Nearby Key Locations

- Killerton National Trust
- Knightshayes National Trust
- Dartmoor National Park
- Exmoor National Park
- Blackdown Hills (AONB)

Nearby Schools

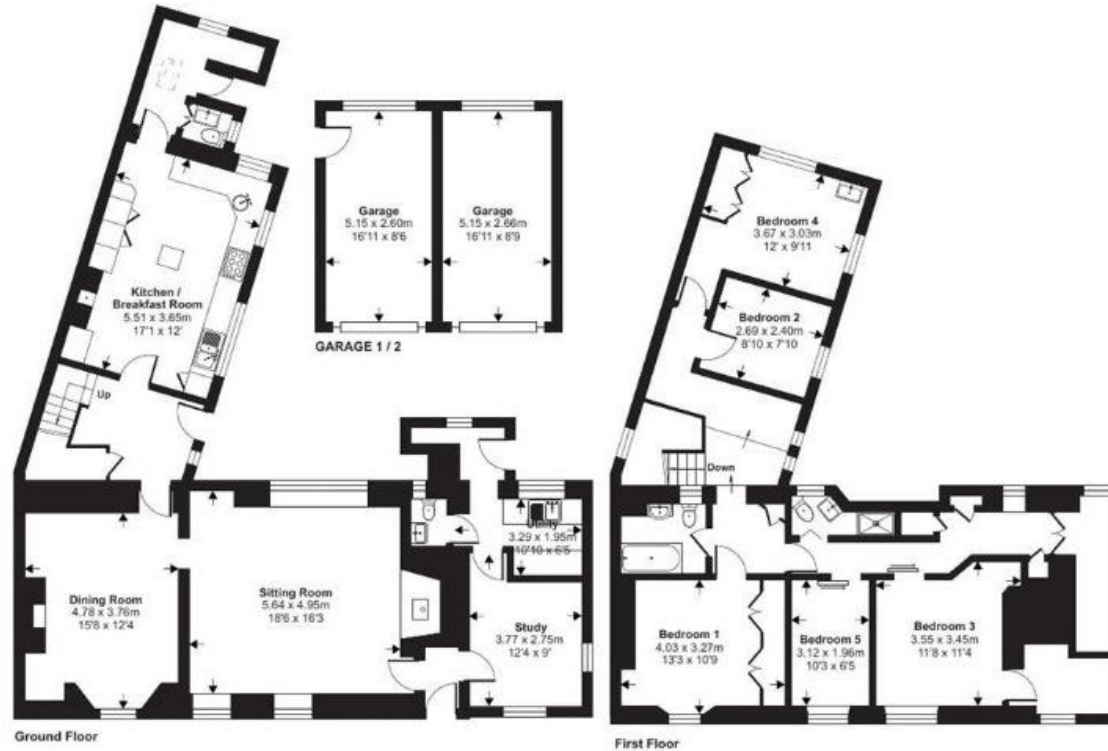
- Silverton CofE Primary
- Thorverton CofE Primary
- The Duchy Primary
- St Wilfrid's School
- Queen Elizabeth's School
- Exeter Maths School
- Exeter Cathedral School
- The Maynard School
- Blundell's Independent School





Approximate Area = 2194 sq ft / 203.8 sq m (excludes garage)

For identification only - Not to scale



Floorplans

House internal area 2,194 sq ft (203.8 sq m)

For identification purposes only.

Directions

EX5 4JB

what3words: ///drainage.smiles.punctual

General

Local Authority: Mid Devon District Council

Services: Mains electricity and water. Private drainage which is compliant with current regulations. Oil-fired central heating.

Council Tax: Band F

EPC Rating: E

Wayleaves and easements: This property is sold subject to wayleaves and easements, whether mentioned in these particulars or not

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Rights of Way: Please note there is a right of way that runs along a section of the land.

Agents notes: There are restrictive covenants that may affect the use of this property. These include

- Not to erect any building or erection (whether for agricultural purposes or not) on the land.
- Not to use the land other than for parkland or for agriculture.

Exeter

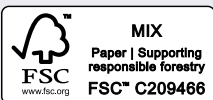
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