



Peamore Cottage, Exeter, Devon

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Peamore Cottage, Alphington, Exeter, Devon EX2 9SJ

A substantial Grade II listed house with a self-contained annexe and a large garden, in a sought-after position on the fringes of Exeter

Exeter city centre 2.6 miles, Exeter St. David's mainline station 3.6 miles (2 hours 8 minutes to London Paddington), M5 (Jct 31) 3.9 miles

Main House: Reception Hall | Sitting room
Drawing room | Dining room | Kitchen/breakfast room | Snug | Utility | Cloakroom | Principal bedroom with dressing room & en suite bathroom | Three further bedrooms, one en suite | Bathroom | Attic rooms | EPC rating E
Annexe: Sitting room | Dining room | Kitchen
Study | Two bedrooms | Bathroom
Sun room | Garden stores | Wine cellar
Workshop Greenhouse | Double garage
Walled garden

There is a field of about 2 acres adjacent to the property on the eastern boundary which is available by separate negotiation.

The property

Peamore Cottage is an impressive Grade II listed property which dates from the late 18th /early 19th century. It offers almost 5,000 square feet of immaculate accommodation with plenty of characterful features arranged over three floors. There are four well-proportioned reception rooms on the ground floor, providing space in which to relax or entertain. The drawing room and sitting room are adjoined in a semi open-plan layout, while there is also a formal dining room and a comfortable snug. The kitchen and breakfast room offers plenty of storage in units to base and wall level, a 4 door oil-fired Aga and space for a breakfast table, while there is also an adjoining utility providing further space for storage and appliances. The ground floor

is completed by a useful cloakroom. The first floor accommodation can be accessed via three separate staircases providing the option to divide the accommodation into a main house and a self-contained annexe or to convert the property back into a large family home. The main house has four double bedrooms including the generous principal bedroom which has an adjoining dressing room and en suite bathroom with a bath and separate shower unit. One of the further bedrooms also benefits from an en suite while there is also a family bathroom on this floor. The self-contained annexe provides a spacious sitting room with an original fireplace and adjoining study, as well as a dining room, fully-equipped kitchen, two double bedrooms and a family bathroom. The second floor has a substantial attic that provides extensive storage space and development potential subject to the necessary consents.

Outside

The property sits in a large garden of approximately 0.7 acres and benefits from several outbuildings including a workshop, a garaging block and a greenhouse. The property has a shared gravel driveway at the front providing parking space for several vehicles and access to the garaging block which also has an EV charging point. There is a central cobbled courtyard which brings light to the inner rooms and provides an additional area for al fresco dining. The historic walled garden extends to the southeast and includes rolling lawns, a large vegetable garden, an orchard, colourful flowerbeds and various established shrubs, hedgerow and trees and far reaching views over the surrounding countryside.

Location

The property is in a semi-rural position on the Southern fringes of Exeter, with easy access to amenities and just moments from the beautiful Devon countryside. Alphington has a local shop, village hall, public house and a church with further amenities found in the nearby suburbs. Exeter is the most thriving city in the south west and offers a wide choice of cultural activities





Floorplans

House internal area 4,943 sq ft (459 sq m)
Garage block internal area 546 sq ft (51 sq m)
Outbuildings internal area 916 sq ft (85 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

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with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis and supermarkets, including Waitrose. Alphington has a primary school, while further schools can be found in Exeter including Exeter School and The Maynard. The area is well connected by road, with the A30 and the M5 nearby, while mainline rail services are available from Exeter St David's (2 hours 8 minutes London Paddington).

Directions

The postcode EX2 9SJ will take you to the property using a satellite navigation system.

General

Local Authority: Teignbridge District Council

Services: Mains electricity and water. Private drainage which we understand may not be compliant with current regulations. Further information is being sought. Oil-fired central heating.

Council Tax: Band G

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £895,000 for house and gardens

Guide Price: £945,000 for house, gardens and field (the field is being sold subject to an overage agreement-please contact the office for more detail)

Exeter

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