



# Steers Cottage

Stoke Canon, Exeter, Devon

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A beautifully presented cottage with a detached annexe and outbuildings, set on the edge of a sought-after village in the Exe Valley.

A detached three-bedroom thatched cottage offering a wealth of characterful accommodation with exceptional views across the surrounding Devon countryside. The property benefits from a detached one-bedroom annexe and several outbuildings and enjoys beautiful gardens that extend to just under half an acre. The cottage lies in a popular village in the desirable Exe Valley, just four miles north of Exeter.



**4 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**OUTBUILDINGS & GARDEN OFFICE**



**0.4 ACRES**



**FREEHOLD**



**VILLAGE**



**2,657 SQ FT**



**ASKING PRICE £800,000**



### The property

On the ground floor, the entrance hall leads to two beautifully presented reception rooms of similar proportions, currently used as a sitting room and drawing room. Both benefit from south-facing aspects with plenty of natural light, as well as impressive original fireplaces fitted with wood burning stoves. From the sitting room there is access to the conservatory which features three sets of French doors that open onto the garden and offer panoramic views across the surrounding countryside. The ground floor also includes a useful study that adjoins a utility, a formal dining room and a well-equipped kitchen, with shaker-style fitted units, terracotta floor tiles, a split butler sink and a range cooker. The kitchen also features exposed timber beams overhead and French doors that open onto a terrace. A cloakroom completes the accommodation on the ground floor.

Upstairs, there are three well-proportioned double bedrooms including a generous principal suite with built-in storage and an en suite shower room fitted with dual washbasins and a walk-in rainfall shower. The first

floor also has a family bathroom with an over-bath shower.

The detached annexe provides further attractive and versatile accommodation, featuring an additional bedroom complete with an en suite shower room. Ideal for multi-generational living or guest accommodation, the annexe provides a flexible space to suit a variety of needs.

### Outside

The house is set on a generous plot with gardens extending to just under half an acre. The entrance for vehicles is at the rear, where five-bar wooden gates open to a driveway with parking space for several cars, and access to the detached carport, workshop and store. The garden at the rear has an area of lawn bordered by mature trees and hedgerows, with a garden office at the end of the plot, which has bi-fold doors opening to a deck that overlooks the surrounding fields. At the side of the house there is a large patio area for al fresco dining, while at the front, the garden includes further rolling lawns, mature trees, a vegetable garden with raised beds and a greenhouse.



## Location

The property lies just outside the small village community of Stoke Canon in the Exe Valley, just four miles north of Exeter. The village offers several local amenities, including a village shop and post office, a local pub, a parish church and a primary school. The popular village of Brampford Speke is also close by offering further amenities including a well-regarded pub, The Agricultural Inn. The immediate area also offers many walking, riding and cycling routes to explore. For other everyday needs, the vibrant and thriving city of Exeter is close-at-hand. The city offers great business facilities together with open-air markets, restaurants, cafés and wine bars. Exeter is also well served with a good range of leisure and cultural amenities, including theatres, museums, galleries and cinemas and substantial shopping facilities. 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. Exeter Airport offers an ever increasing number of flights to domestic and international destinations.

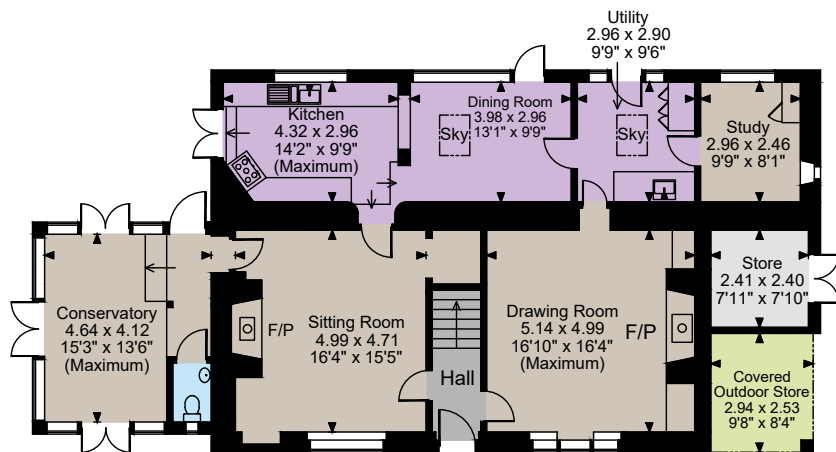
## Distances

- Exeter city centre 4.2 miles
- Exeter St. Davids mainline station 4.5 miles
- Exeter Airport 7.3 miles

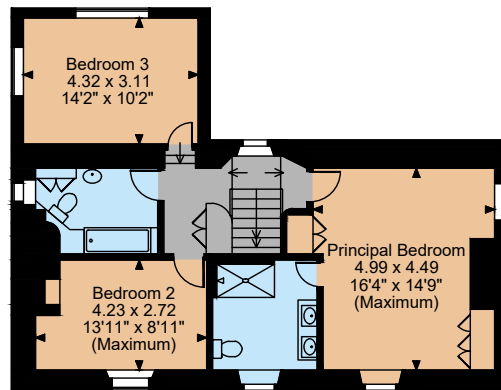
## Nearby Schools

- Stoke Canon Church of England Primary School and Pre-School
- Thorverton Primary School
- Exeter Cathedral School
- St. Wilfrid's School
- The Maynard School
- Exeter School
- Exeter College (Ofsted rated outstanding)

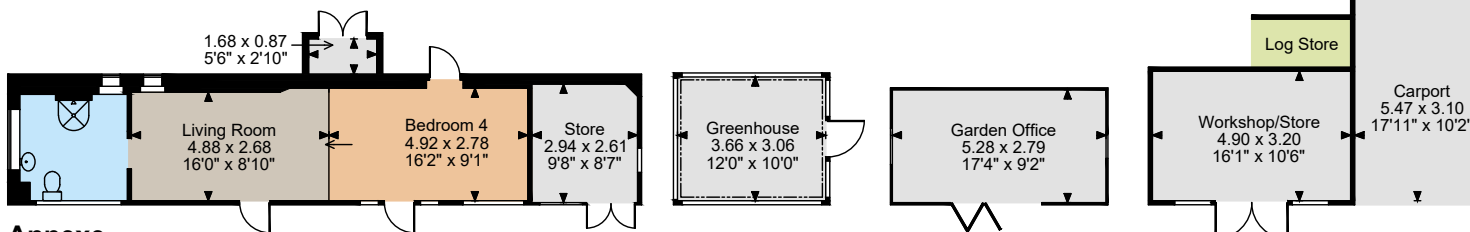




**Ground Floor**



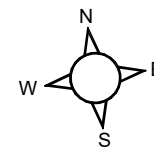
**First Floor**



**Annexe**

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

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**Floorplans**

- Main House internal area 2,182 sq ft (203 sq m)
  - Carport internal area 186 sq ft (17 sq m)
  - Outbuilding internal area 511 sq ft (47 sq m)
  - Annexe internal area 475 sq ft (44 sq m)
  - Total internal area 3,354 sq ft (312 sq m)
- For identification purposes only.

**Directions**

EX5 4ED  
 what3words: ///pans.magically.hypnotist - brings you to the driveway

**General**

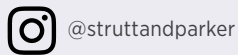
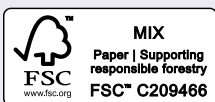
- Local Authority:** East Devon District Council
- Services:** Mains electricity and gas. Private water. Private drainage which is compliant with current regulations (new septic tank installed March 2026).
- Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>
- Council Tax:** Band E
- EPC Rating:** D
- Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Exeter**

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com  
 struttandparker.com



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