



Longbourn, Upton Pyne, Devon

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BNP PARIBAS GROUP 

Longbourn, Upton Pyne, Exeter, Devon EX5 5JA

An impressive Grade II listed former rectory with an attached self-contained annexe in grounds of approximately 2.5 acres in a desirable village close to Exeter

Exeter St. David's mainline station 3.1 miles (2 hours to London Paddington), Exeter city centre 3.4 miles, Crediton 6.5 miles, M5 (Jct 29) 7.5 miles, Exeter Airport 9.4 miles

Main House: Drawing room | Sitting room | Study
Kitchen/dining room | Secondary kitchen/utility room | Cloakroom/toilet | Principal bedroom with en suite bathroom | Three further bedrooms
Family bathroom | Cellars | Garage | Carport
Gardens | Woodland | Approximately 2.5 acres
EPC rating D

Annexe: Sitting room | Kitchen/dining room
Two bedrooms | Family bathroom

The property

Longbourn is a superb late 18th century Grade II listed house. The property features attractive brick elevations, sash windows and a splendid original veranda, while inside there is more than 7,000 square feet of accommodation, including a self-contained two-bedroom annexe and extensive cellars with the potential for development.

The accommodation is styled in a traditional manner throughout and displays fine detailed cornicing, intricate ceiling mouldings and fireplaces. The impressive entrance hall displays large traceried fanlight, and arches that lead through to the ground floor reception rooms. The spacious drawing room has a large bay window with French doors that open onto the garden allowing for a wealth of natural light, while the sitting room offers further space in which to relax. There is also a generous study providing ideal space for home working. The

kitchen offers plenty of storage in attractive wooden units to base and wall level and space for a large family dining table. The main house also benefits from a secondary kitchen which could also be used as a utility room providing further space for storage and appliances. Also on the ground floor is a toilet and useful cloakroom. The property also includes a range of cellar rooms, offering plenty of storage space and the potential for renovation to create additional living space.

Upstairs there are four well-appointed double bedrooms, including the principal bedroom which has an en suite bathroom. The first floor also has a family bathroom with a bath and a separate shower unit.

The self-contained annexe adjoining the main house connects via internal doors with access also provided through its own front door. The annexe has its own well-equipped kitchen/dining room and upstairs, a sitting room, two double bedrooms and a family bathroom with shower. The annexe provides flexible accommodation with opportunities for multi-generational living, guest accommodation or for income potential subject to the necessary consents.

Outside

Longbourn enjoys approximately 2.5 acres of secluded and peaceful grounds. The beautiful garden to the rear of the property is mostly south and west-facing and includes large areas of well-maintained rolling lawns, established hedgerow borders and various mature trees, as well as an area of woodland providing privacy. There is also a paved terrace, shaded by the original veranda providing an ideal space for al fresco dining and entertaining. Longbourn is approached via a sweeping gravel driveway which provides plenty of parking space at the front of the property. The carport and garage provide further parking options while a green house, log store and garden sheds can also be found within the property's grounds.









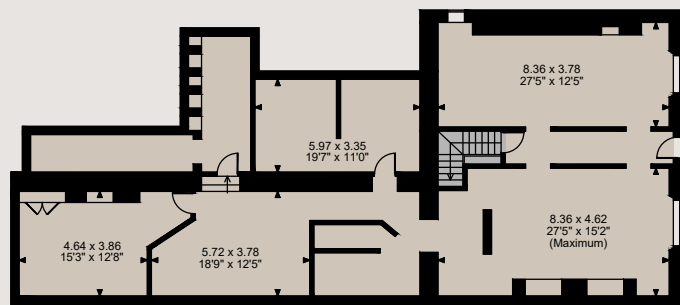
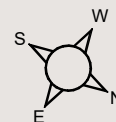
Location

Longbourn occupies a sought-after position in the village of Upton Pyne, 3.4 miles north of Exeter city centre. Upton Pyne has a parish church, a village hall and much community activity; the nearby villages of Bampton Speke and Newton St Cyres each have a pub and a school, and the bustling mid-Devon town of Crediton has a range of shops and supermarkets and several schools. Exeter city centre is within easy reach with its superb selection of shops, restaurants, cafés and leisure facilities, as well as its first-class educational establishments, including the independent Maynard and Exeter Schools, Exeter Cathedral School and St. Wilfrid's School, and also the outstanding-rated Exeter FE College. Close by is the large University of Exeter. Mainline stations provide regular national services, while the area is well connected by road, with the M5 less than eight miles away.

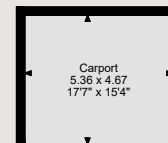
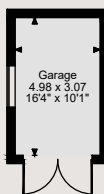




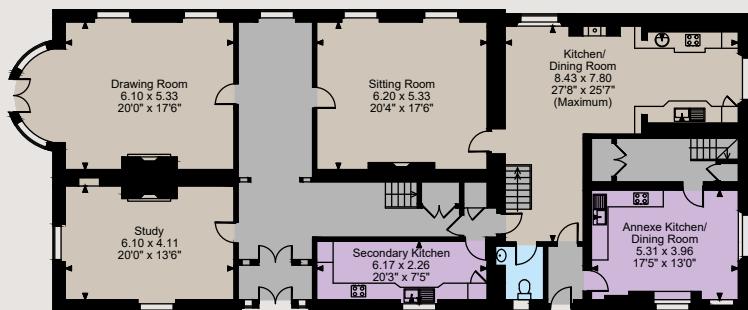
Floorplans
House internal area 7,075 sq ft (657 sq m)
Annexe internal area 497 sq ft (46 sq m)
Total internal area 7,573 sq ft (703 sq m)
For identification purposes only.



Cellar

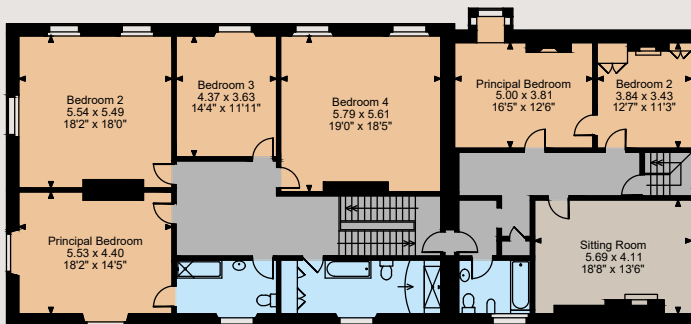


Carport



Main House
Ground Floor

Annexe
Ground Floor



Main House
First Floor

Annexe First Floor

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

From Exeter city centre, take the A377/Cowley Bridge Road north away from the city centre and at the roundabout, take the first exit onto the A377/Cowley Hill. Turn right onto Upton Pyne Hill and after 1.2 miles, you will find the Village Hall on your right, and the entrance to Longbourn on the left.

General

Local Authority: East Devon District Council

Services: Mains water, gas and electricity.

Shared private drainage which we understand is compliant with current regulations. Gas fired central heating.

Council Tax: Band G

Fixtures and Fittings: All chandeliers and most curtains are included in the sale.

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

Tenure: Freehold

Offers Over: £1,500,000

Exeter

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