

1-2 Pynes Hill Cottage,
Upton Pyne



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A charming Grade II listed cottage with extensive countryside views and planning for two garages, set in beautiful gardens just outside the desirable village of Upton Pyne

The Property

1-2 Pynes Hill Cottage is a charming Grade II Listed property, set in a bucolic rural position less than three miles from Exeter city centre. The property dates from the late 17th century and features various original details, including its thatched roof and rendered cob elevations, while inside there are exposed timber beams alongside elegant, understated décor and fittings.

The home offers two comfortable ground-floor reception rooms, both of which are accessed off the central hallway. These include the sitting room with its carpeted flooring, grand open fireplace and south-facing aspect overlooking the sunny gardens. At the rear, the drawing room is similarly proportioned, fitted with wooden parquet flooring and providing access from the street and a welcoming entrance. Also on the ground floor is the recently updated and modern fitted kitchen with its recessed LED lighting, stylish units, integrated oven, hob and extractor hood and under-counter space for appliances.

Two staircases lead to separate first floor areas, where there are three well-presented bedrooms. The first floor also has access to a shower room in one area, and a family bathroom in the other.

Outside, the cottage is surrounded by enchanting country gardens that extend to approx. 0.3 acres, with far-reaching rural views. The gardens are mostly south and west facing and feature rolling lawns with various mature trees, established shrubs, flowering perennials and hedgerow borders, as well as two useful attached stores, including a log/bin store. Pedestrian access is on the northeastern side of the cottage, with a gated entrance to a small courtyard garden.



At the end of the gardens there is a parking area with space for several vehicles, while there are proposals in place for the construction of two new garages on the site.

Location

The property occupies a sought-after position just outside the village of Upton Pyne, three miles north of Exeter city centre. Upton Pyne has a parish church and a village hall that hosts frequent local classes and events, as well as direct access to an abundance of walking and cycling routes. The nearby village of Newton St. Cyres has a village pub and a primary school, while further amenities are available in the bustling Mid Devon town of Crediton, approximately 6 miles away. The town offers a traditional high street with a twice-monthly farmers market selling fresh and local produce.

Exeter is also within easy reach, less than three miles away. It is the most thriving city in the southwest and offers a variety of cultural activities with two theatres, a museum, arts centre and music venues, together with a wealth of decent high street and independent shopping, bars and restaurants. There is also the historic Quayside, which connects to the popular Exe Estuary. Many excellent state and independent schools can be found in Exeter, including St. Wilfrid's, Exeter School and The Maynard, as well as Exeter College (Outstanding-rated) and Exeter University, recognised as one of the best in the country.

The area is well-connected by road, with the A30, A38 and M5 easily accessible. There are regular rail services to London Paddington from Exeter St. David's taking just over two hours, while Exeter Airport offers an ever-increasing number of international and domestic flights including to London City Airport.

General

Local Authority: East Devon District Council
Services: Mains electricity and water. Private drainage which we understand to be compliant with current regulations.
Council Tax: F. EPC Rating: D
Nb: This property has a shared access
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,362 sq ft (127 sq m)

2 reception rooms

3 bedrooms

2 bathrooms

2 stores

Extensive garden

Planning for 2 garages

Outside parking

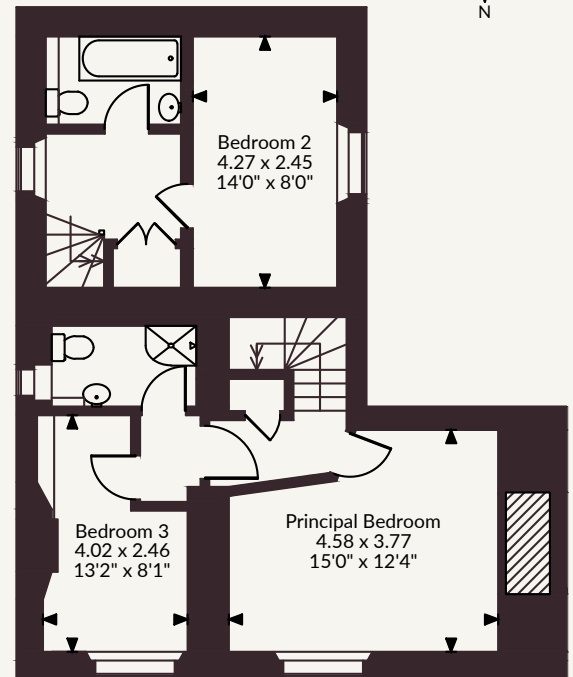
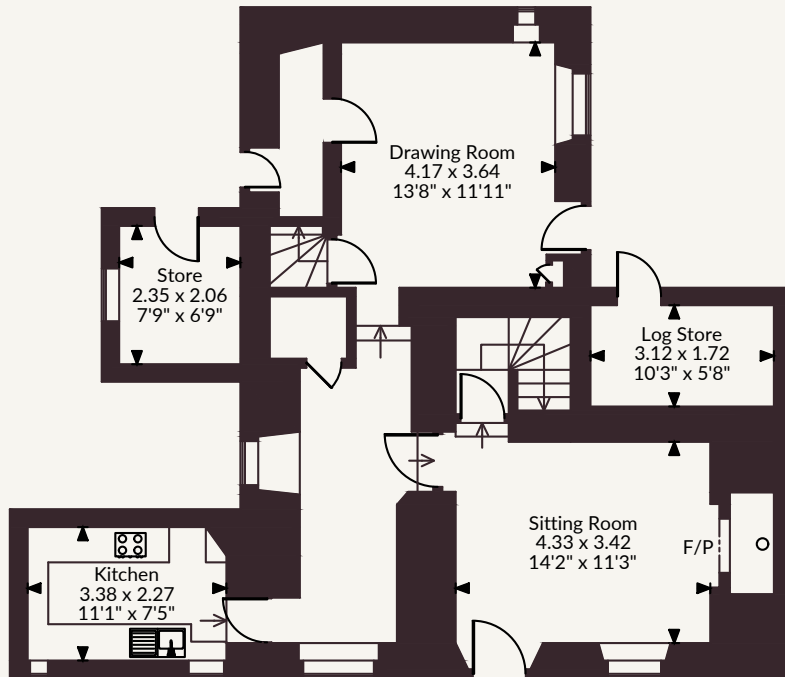
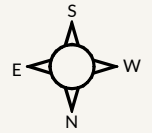
Freehold

2.8 miles to Exeter

Guide price £500,000



Pynes Hill Cottage, Exeter, Devon
 Main House internal area 1,362 sq ft (127 sq m)
 Store and Log Store internal area 110 sq ft (10 sq m)
 Total internal area 1,472 sq ft (137 sq m)



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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