



Robins



Robins 6 Burrow Lane

Newton Poppleford, Sidmouth, Devon, EX10 0BW

Sidmouth 4 miles; Ottery St Mary 5 miles; Exeter 10 miles;
Honiton 11 miles;

A versatile family home and successful holiday letting apartment with lovely gardens and countryside views set on the outskirts of a favoured East Devon village.

- 4-bedroom detached home
- Popular East Devon village
- Garden room/office
- Delightful countryside views
- 1-bedroom holiday apartment with enclosed private garden
- Lovely mature gardens
- Good size conservatory
- Several parking spaces and attached garage

Offers In Excess Of £600,000

SITUATION

The property is situated on the outskirts of the village of Newton Poppleford between the seaside town of Sidmouth to the east and Exeter to the west. The village offers a range of amenities including a village shop and Post Office, public house, restaurant, hairdresser, popular primary school and a church.

Colyton Grammar School, one of England's top state secondary schools, is also within easy reach only 12 miles from the property. Alike, the well-respected and outstanding The King's School is only 4.5 miles.

Sidmouth, famous for its annual folk festival and long esplanade is easily reached by car in only 10 minutes and offers an appealing range of shops, a Waitrose and a choice of independent and state education.

The city of Exeter offers a comprehensive range of facilities including hospital, the majority of leading retail stores, rail links on the Paddington and Waterloo line, access to the M5 at Junction 30 and international airport.

DESCRIPTION

Dating back to the 1920s, Robins is a delightful family home offering flexible accommodation within easy reach of local amenities and excellent schooling. The property has been recently modernised to an excellent standard and is extremely well-presented. The garden to the rear offers a great deal of privacy with wonderful countryside views. One of the key selling points is Robin's Nest; a very successful one bedroom holiday apartment with a private enclosed garden. The current owners have run the holiday let for over 8 years now but equally this apartment could be used as an annex.



ACCOMMODATION

A charming open porch with oak pillars leads into an entrance area combined with the kitchen and a downstairs cloakroom. The kitchen is well fitted with an array of base and wall units in a pine wood effect finish topped with black worktops. Built-in appliances include a dishwasher and a fridge / freezer. There is a built-in pantry, space for a cooker with extractor hood above and a washing machine. The breakfast area has been cleverly arranged with a built-in bench with storage under, creating a snug lounging area. The dining room is of good proportions with space for a large dining room table. The double aspect allows a great degree of light to fill the room creating a bright and spacious dining environment. There are also built-in storage cupboards. Off the hallway there is an understairs storage area for coats and is a useful additional storage space. The study is of an excellent size and creates a fantastic space to work from home. There is a lovely outlook overlooking the garden and beyond to fields and woodland. The sitting room forms a snug and relaxing space with an open fireplace with traditional surrounds and slate hearth. The conservatory creates a delightful garden room incorporating an inside / outside setting to enjoy throughout the seasons. The ground floor has wood-effect laminate flooring throughout that has been recently installed to a high standard.

To the first floor there are 4 good size bedrooms, a family bathroom and a secondary shower room. The galleried landing is open and spacious creating a delightful flow to the upstairs accommodation. Both of the larger double bedrooms have built-in wardrobes, modern vanity units, and have southerly aspects overlooking the gardens and countryside. The shower room is well-fitted with w/c, wash hand basin and double shower cubicle. The bright family bathroom is a good size with 3-piece white suite including w/c, wash hand basin and bath with shower over.

For layout, measurements and sizes please refer to the floorplan.

ROBIN'S NEST

Robin's Nest is a cosy, detached self-contained holiday apartment with a private enclosed garden, outside seating area and off-street parking. The holiday let has been successfully run over the last 8 years and has returned extremely good income for the current owners. The holiday let comprises open plan kitchen / sitting / dining room, double bedroom and en-suite shower room. The living room currently has a sofa bed enabling further guests to stay. Although the current usage of Robin's Nest is as a holiday let this could quite easily be used as an annex to incorporate multi-generational living.

Full planning permission was granted by East Devon District Council on September 2011 for 'Change of use of existing garage to annexe or bed and breakfast/holiday let, and construction of side extension to form new garage'. REF: 11/1550/FUL

Further details including excellent reviews and accounts of the holiday let are available from the agents.

OUTSIDE

Robins is approached off Burrow Lane via five-bar double gates onto a shingle and scalping driveway with space for several vehicles and access to the attached garage. The garage has power, light and a rear door with window overlooking the garden. The rear level garden is very attractive, mostly laid to lawn with mature shrubs, trees and flower beds. Immediately outside the rear of the property and leading out from the conservatory is a slightly elevated patio area which is perfectly positioned for outdoor relaxation and alfresco dining.

THE BEECH ROOM

This garden room/office is an added bonus having been well built creating a dry and private space with power, light and heating. It is currently being used as an additional home office / consulting room and this set-up works very nicely being disconnected from the main house and enjoying an outlook into the garden.

SERVICES

All mains services. Gas central heating.

DIRECTIONS

From Newton Poppleford proceed west until you reach the roundabout, bear right towards Exeter and continue straight on out of the village, then take your last turning on your right into Burrow Lane and the property is the third one on your right.



These particulars are a guide only and should not be relied upon for any purpose.

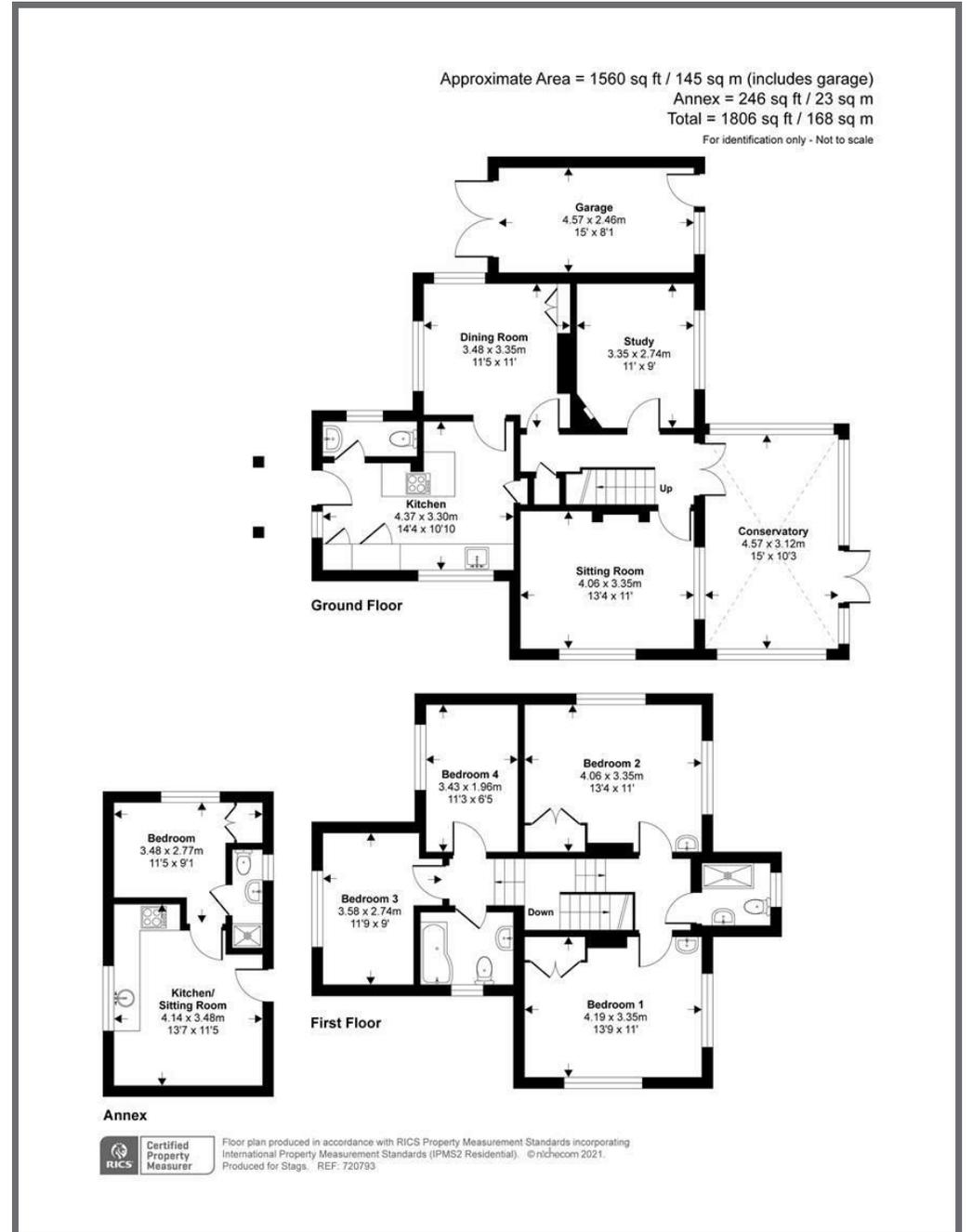


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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