



Carters Arch



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10 Rewe Barton, Exeter, Devon, EX5 4EH

Exeter Cathedral (5.2 miles), Stoke Canon (1.2 miles)

A charming Grade II Listed barn conversion offering characterful reverse-level accommodation with striking period features, set within the sought-after Exe Valley village of Rewe.

- Two allocated parking spaces
- Unique barn conversion
- Grade II Listed
- Character features
- Two bedrooms
- Two En Suites
- Communal gardens
- Vaulted Ceilings
- Council Tax Band: D
- Freehold

Guide Price £290,000

SITUATION

Carters Arch forms part of the sought-after Rewe Barton development, situated in the village of Rewe amidst the beautiful rolling countryside of the Exe Valley. The nearby village of Stoke Canon provides a range of everyday amenities including a village store and post office, primary school, public house and regular bus service. The cathedral city of Exeter lies approximately 5 miles to the south and offers an extensive range of shopping, educational and recreational facilities, together with mainline railway connections and access to the M5 motorway.

DESCRIPTION

A unique Grade II Listed barn conversion combining contemporary living with a wealth of character features, including vaulted ceilings, exposed timbers, stonework and impressive arched windows. Arranged over two floors in a reverse-level layout, the property enjoys light and spacious accommodation together with access to attractive communal gardens and two allocated parking spaces.



ACCOMMODATION

The entrance hall leads to two double bedrooms, both overlooking the communal courtyard and benefiting from en suite facilities.

A striking curved staircase rises to the first floor, where the impressive dual-aspect sitting room features arched windows, exposed stonework, vaulted ceilings and a wood effect gas burner. The kitchen/dining room is also dual aspect with Juliette balconies, exposed timbers and integrated appliances. A useful utility room/study and cloakroom complete the accommodation.

OUTSIDE

The property enjoys the benefit of private access to a space in the beautifully maintained communal courtyard gardens, forming an attractive setting at the heart of the development. The courtyard incorporates areas of lawn, decorative stone chippings, seating areas and a central water feature, providing a peaceful environment for residents to enjoy. Carters Arch benefits from two allocated parking spaces located within the residents' parking area.

SERVICES

Utilities: Mains electric, mains water, mains drainage, mains gas

Heating: Gas central heating

Tenure: Freehold

EPC: C(72)

Standard, ultrafast and superfast broadband available.

EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

The vendors advise that £30 per month is paid to WG Block and Estate Management Ltd. for the upkeep and maintenance of communal grounds. The vendor has advised there are covenants on the property.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1066 sq ft / 99 sq m
For identification only - Not to scale

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Stags. REF: 621961



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	76

England & Wales EU Directive 2002/91/EC

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