



Beehive Cottage



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Alphington, Exeter, Devon, EX2 9SJ

Exeter Cathedral (3 miles), Exeter International Airport (11 miles)

A fantastic opportunity to acquire a semi-detached four bedroom home, offered with no onward chain, occupying a generous level plot with extensive gardens and ample parking.

- No Onward Chain
- Large Level Plot
- Ample Parking
- Balcony
- Freehold
- Four Bedrooms
- Stunning Gardens
- Garage & Carport
- Modernisation Potential
- Council tax band: F

Guide Price £495,000

SITUATION

The property occupies a tucked-away and highly individual position on the edge of Alphington, enjoying a unique setting with a wonderful feeling of being in a rural environment, whilst remaining exceptionally well connected next to the A379. The property is conveniently placed for access to Exeter city centre, the Marsh Barton trading estate, major road links including the A30 and M5, and a wide range of local amenities.

The nearby village of Alphington offers an excellent range of day-to-day facilities including local shops, public houses and well-regarded schools, with bus routes also within walking distance. The surrounding area provides access to a network of country footpaths and lanes, allowing residents to enjoy walks and the feeling of being in the countryside despite being so close to the city.

The Cathedral City of Exeter provides an extensive selection of shopping, dining, leisure and educational facilities, together with mainline rail links and Exeter International Airport. The property is also well positioned for access to the wider South West, with both Dartmoor and the Devon coastline within easy reach.



DESCRIPTION

Offered to the market with no onward chain, this semi-detached four bedroom home presents an excellent opportunity for buyers looking to create their ideal family home. Whilst the property would benefit from a programme of modernisation, its true standout feature is the exceptional plot, extending to approximately 0.5 acres in total.

Beehive Cottage has an interesting history, having originally been a stable before being converted into a dwelling in the late 1950s. The property has subsequently been a much-loved home, with previous owners having lived at Beehive Cottage for approximately 50 years.

The generous, level gardens have been lovingly maintained and provide a wonderful outdoor space, with expansive lawns, a large fish pond, a generous vegetable plot, greenhouse, established planting, dedicated barbecue areas and a number of seating areas. There are also two useful workshop/store buildings, providing excellent space for hobbies, gardening equipment or additional storage. The property also benefits from ample off-road parking for numerous vehicles, together with a garage and substantial carport.

ACCOMMODATION

The accommodation is well-proportioned throughout and offers excellent potential for improvement. The ground floor comprises a welcoming entrance hall, generous reception rooms and a kitchen, all offering scope to reconfigure or update to suit modern family living.

Upstairs are four well-sized bedrooms, served by a family bathroom, creating flexible accommodation for growing families or those requiring additional home office space. The property also benefits from an attic room, providing useful additional space and further potential, subject to any necessary consents.

OUTSIDE

Beehive Cottage sits within a remarkable level plot extending to approximately 0.5 acres, offering a wonderful balance of practicality, privacy and outdoor enjoyment. The beautifully established gardens are predominantly laid to lawn and are complemented by a large fish pond, generous vegetable plot, greenhouse, mature planting, seating areas and a dedicated barbecue terrace, providing an attractive and versatile setting throughout the year.

The gardens will particularly appeal to those with a passion for gardening, entertaining or simply enjoying outdoor space. Two useful workshop/store buildings provide valuable additional storage and workspace. To the front and side of the property is extensive off-road parking for numerous vehicles, together with an integral garage and substantial carport.

SERVICES

Utilities: Mains electric, mains water, telephone and broadband

Drainage: Private septic tank - believed to be non-compliant - installed in the 1960's

Heating: Oil fired central heating

Tenure: Freehold

EPC: E(53)

Council tax band: F

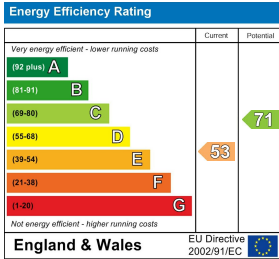
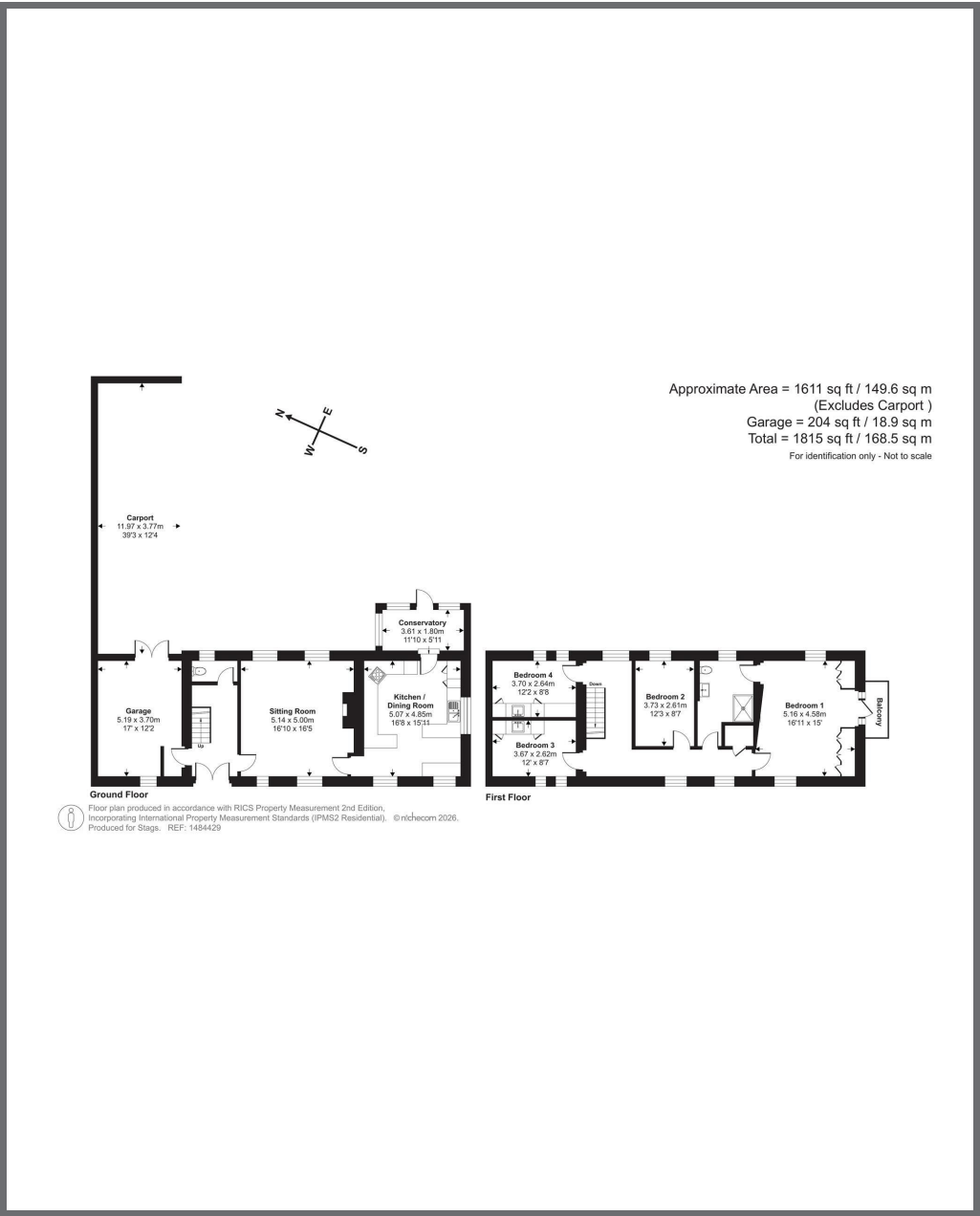
Standard broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTES

The vendor has advise that one or more of the trees are subject to a Tree preservation order (TPO). The driveway is owned by Peamore Cottage with Beehive having a right of way. The vendor has advised the oil tank has been placed underground meaning it is believed to be non-compliant.



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.



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