The Cider Press

STAGS

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Clyst St. Mary, Exeter, EX5 1AT

Exeter City Centre, (4.4 Miles), Exmouth, (6.7 Miles), Exeter Airport, (3.2 Miles), M5 Junction 30, (1.2 Miles)

A charming four-bedroom barn conversion, boasting a south-facing garden, rural views and off-road parking.

- End terraced barn conversion
- Large modern fitted kitchen
- Off road parking
- Excellent connectivity to Exeter
- EPC: E
- South facing garden
- Agricultural Tie
- No onward chain
- Freehold
- Council tax band: C

Guide Price £300,000

SITUATION

Located on the outskirts of the village of Clyst St. Mary, this property benefits from a strong community atmosphere and a range of local amenities, including a post office and shop, a primary school, and a welcoming pub. The nearby “Winslade Park” offers additional leisure and dining options, all within easy walking distance.

This sought-after residential area provides excellent connectivity to Exeter city centre, the historic Estuary town of Topsham, the coastal town of Exmouth, and the scenic Woodbury Common, (an Area of Outstanding Natural Beauty). It also enjoys convenient access to Junction 30 of the M5 motorway and Exeter International Airport.

The nearby cathedral city of Exeter offers a comprehensive range of facilities, including high-quality shopping, a diverse dining scene, theatres, sports venues, and recreational opportunities. The city is well-connected by mainline rail services to both London Waterloo and Paddington.

DESCRIPTION

The Cider Press is an attractive barn conversion nestled within a close-knit community on the edge of the sought-after village of Clyst St. Mary. Positioned at the end of a terrace, the property offers four well-proportioned bedrooms with views over neighbouring fields, two bathrooms, a modern fitted kitchen, and a spacious living room that opens into an adjoining conservatory.

The home also benefits from a south-facing garden, off-road parking at the front, and additional visitor parking.

ACCOMMODATION

The property opens into a spacious sitting room featuring exposed brick walls, a cosy log burner, and stairs rising to the first floor. To the left, a door leads into a bright, modern fitted kitchen, complete with dual-aspect windows, a range of stylish units, a breakfast bar, induction hob, and an integrated oven. The kitchen enjoys lovely views over the south-facing rear garden.

Adjacent to the kitchen is a practical area with useful storage, a downstairs cloakroom, and side access to the property. The sitting room flows into a conservatory, offering an ideal space to relax while overlooking the sunny garden.

Upstairs, there are four generously sized bedrooms, all with fitted wardrobe space. One of the bedrooms benefits from an en-suite bathroom, and several enjoy views across the neighbouring fields. A well-appointed family bathroom is located at the top of the stairs.

OUTSIDE

To the front of the property, there is ample off-road parking, along with additional spaces available for visitors. At the rear, a generous south-facing garden enjoys rural views across the fields and benefits from convenient side access to the front.

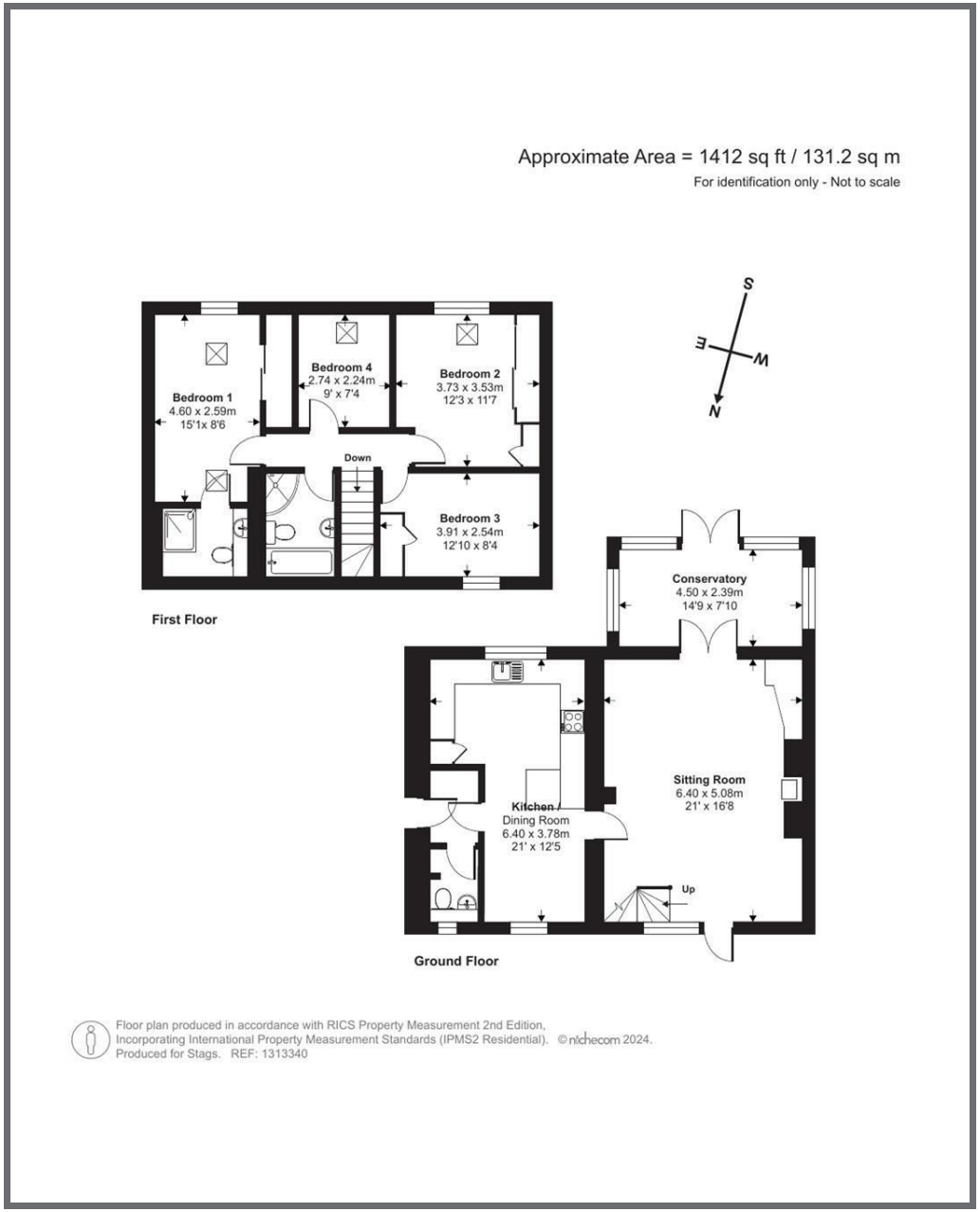
SERVICES

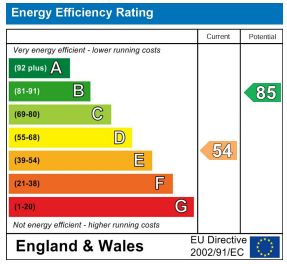
Utilities: Mains water and electricity
Drainage: Private surface water drainage - sewerage is on mains.
Heating: Oil-fired central heating and log burner in the living room
Tenure: Freehold
EPC: E (54)
Council Tax Band: C
Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom)

AGENTS NOTE

The property is subject to an agricultural occupancy restriction meaning the occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 290 of the Town and Country Planning Act 1971 or in forestry or a dependant of such person residing with them, (but including a widower of such person).

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.





21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202