




WHITTON & LAING

Knowhow. It comes from experience.

Idc
Near Exeter
EX2 9RQ





Worth viewing because...

This is an incredibly rare opportunity to buy a handsome and spacious 4 bedroom family house of character in an excellent position close to the heart of the village of Ide. Of Victorian origins and providing well proportioned accommodation with character, the house sits on a large level site with mature gardens extending to over 0.4 of an acre and includes a double carport, ample parking, a splendid workshop and adjoining studio. The house is nicely presented but still has potential for enhancement if required, it is also a great house for a family and with great space to work from home.

In brief...

- A WELL PRESENTED AND SPACIOUS 4 BEDROOM VILLAGE FAMILY HOUSE
- WITH EXTENSIVE AND MATURE LEVEL GARDENS OF OVER 0.4 ACRES
- IN A GREAT LOCATION IN THE HEART OF THE POPULAR VILLAGE OF IDE
- SPACIOUS ACCOMMODATION THROUGHOUT WITH FLEXIBILITY & GREAT POTENTIAL
- INCLUDES LARGE SITTING ROOM, SEPARATE DINING ROOM & SUN ROOM
- SPACIOUS KITCHEN AND SEPARATE UTILITY ROOM
- 4 BEDROOMS AND FAMILY BATHROOM
- EXCELLENT WORKSHOP AND SEPARATE STUDIO/OFFICE
- DOUBLE CARPORT AND LOTS OF PARKING
- REF: DWE07473 - COUNCIL TAX = E
- EPC = C FREEHOLD

In more detail....

This is an extremely rare opportunity to purchase a very handsome village house, believed to be of Victorian origins and being sold now for the first time in nearly 50 years.

The property provides very spacious, very practical centrally heated accommodation with many attributes including a generous reception hall, a separate w.c, a very large & splendid sitting room with open fire and wood burner and double doors to a large conservatory. In addition there is a delightful and spacious dining room, a good sized kitchen and breakfast area together with a utility room. On the first floor there are four good bedrooms and a bathroom.

Outside, double gates at the side give access to the drive which leads to the rear courtyard where there is ample parking and a large car-port. A separate building contains a large workshop, a utility/garden room plus store and a separate workroom/office with lower seating area overlooking the rear gardens. (N.B. This space has regularly been used a supplementary bedroom space for grandchildren etc and the whole might have scope for further conversion (Subject to consents)

The mature, level well stocked gardens and grounds extend to just over 0.4 acres having been carefully planted and looked after over the years and now include a lovely patio and seating area, a large expanse of lawns, numerous hedges, bushes, borders and trees plus a productive fruit and veg area as well as a more wild area. There are useful stores and sheds plus a greenhouse too.

(N.B. There are 16 PV panels on the rear elevation roof providing supplemented electricity and hot water)



Directions:-

From Exeter head southwards on the A377/Alphington Road. At the A30 roundabout take the 2nd exit signposted to Ide. Continue on the A377 turning left into the village of Ide. Continue on past the village shop on the left and the property being sold is a little further on also on the left.



The location...

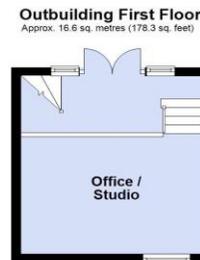
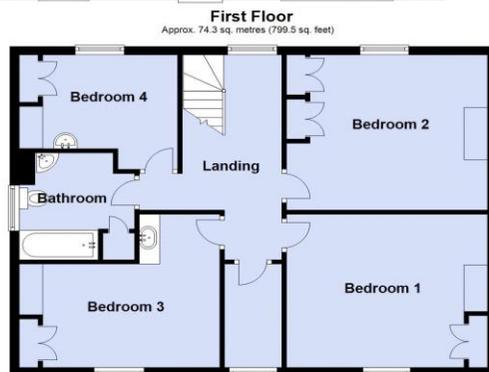
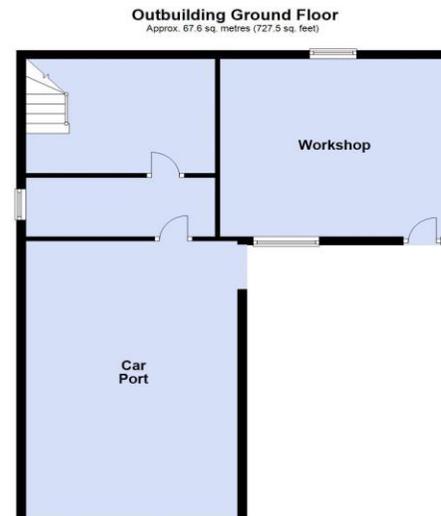
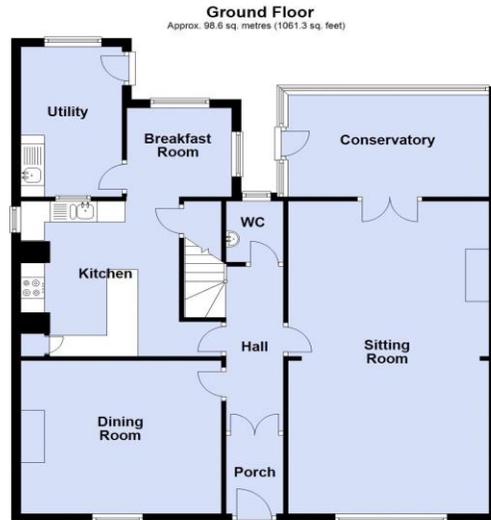
The property occupies a good position close to the heart of the popular village of Ide, less than three miles from the city centre of Exeter, which offers numerous amenities including two pubs, an excellent primary school (Ofsted previously Outstanding, now an Academy) a church and an excellent village community shop. Ide also has good access to the motorway network and a daily bus service into Exeter, where there are a number of excellent private and state schools at all levels together with the University of Exeter and an expanding college. Exeter St David's station has direct rail links to London Paddington and Central Station to Waterloo. Exeter International Airport is about ten miles away.

Ide is a well kept secret in and around Exeter as it offers both the essence of the quintessential village life but also the convenience of being only 3 miles from the centre of the city and only a short drive to all the main connecting roads such as the A30, A38, A380 and M5. The village is essentially cut off from Exeter by the old A30 and as such it retains its village charm being largely unspoilt with charming thatched cottages and 'olde-worlde' gardens, narrow lanes and surrounded by active farmland. Surprisingly, for being so close to the city, there are miles of walks which circle the village. The Haldon Hills are on the doorstep here and there are two country pubs, each having their own little niches with the village eaters and drinkers. The pubs are really the heart of any village and Ide is no exception. Ide has a cricket pitch and club, a church, community hall and the community run shop is well stocked and very popular, often acting as a meeting point for locals.

The village school is personal, friendly and well equipped. Ide is renowned locally as a beautiful little village which is perfect for raising a family.



Room sizes



Total area: approx. 257.0 sq. metres (2766.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Plan produced using Planitup.

Entrance lobby:

Entrance Hall :

Separate W.C.:

Sitting Room: 24' 8" x 14' 0" (7.51m x 4.26m)

Conservatory: 14' 8" x 8' 0" (4.47m x 2.44m)

Dining Room: 14' 0" x 12' 0" (4.26m x 3.65m)

Kitchen: 12' 2" x 9' 0" (3.71m x 2.74m)

Breakfast area: 7' 0" x 7' 0" (2.13m x 2.13m)

Utility room: 11' 8" x 7' 0" (3.55m x 2.13m)

First floor Landing:

Bedroom 1: 14' 3" x 12' 0" (4.34m x 3.65m)

Bedroom 2: 14' 1" x 12' 0" (4.29m x 3.65m)

Bedroom 3: 13' 1" x 12' 0" (3.98m x 3.65m)

Bedroom 4: 10' 2" x 9' 6" (3.10m x 2.89m)

Bathroom: 8' 0" x 7' 10" (2.44m x 2.39m)

Outside:

Carport: 21' 8" x 16' 4" (6.60m x 4.97m)

Lots of parking:

Workshop: 16' 0" x 14' 0" (4.87m x 4.26m)

Store: 13' 2" x 4' 6" (4.01m x 1.37m)

Garden room/Utility 13' 0" x 6' 0" (3.96m x 1.83m)

Studio/Workroom 14' 0" x 13' 0" (4.26m x 3.96m)

Gardens approx: 0.4 Acres



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