



ELLICOMBE HOUSE, WHITESTONE, EX4 2HE

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An opportunity to purchase a 4 bedroom detached home with separate detached 2 bedroom chalet bungalow with extensive workshops and out buildings. The properties offer great flexibility and an ideal Air BnB or secondary accommodation. Access to the house is up a gated driveway. When you enter the property off the hallway there is a snug with double sided wood-burner, good sized sitting room with doors through to a large garden room with glazed doors onto patio, to a bespoke covered alfresco barbeque area and the mature gardens. The kitchen with views over the front of the property. The dining area has views over the patio area with patio doors giving access to the rear of the property. From the entrance hallway access to downstairs bathroom. The games room is a substantial area with windows overlooking the front aspect, perfect for entertaining or additional reception room. Utility room and downstairs cloakroom onward to a separate room currently used as an office. On the first floor there are 4 bedrooms, master with ensuite with views to the rear of the property, the property benefits from a further three bedrooms with a family bathroom.

The Chalet Bungalow is a separate property ideal for an Air BnB or secondary accommodation. Kitchen, large sitting room with wood-burner, patio doors out onto the patio area. Downstairs double bedroom with views to the side of the property and bathroom. Upstairs double bedroom with Velux windows with built in blinds, and the added benefit of a glazed stable door out onto the glazed balustrade with wonderful countryside views. Outside - Secluded garden with patio area, granite steps up to outbuilding which was formally a double garage with parking for several cars, large wooden gate giving access onto the lane. There is parking for up to 10 cars, two substantial part block-part timber construction workshops with solar panels, electricity supply and water. With relevant planning permission could provide possible additional holiday accommodation.

THE HOUSE

- 4 Bedrooms
- 2 Reception Rooms
- Large Garden Room
- Kitchen/Dining Room
- 3 Bathrooms
- Large Games Room
- Utility Room
- Office
- Outside Bespoke Covered Barbecue Area

THE CHALET BUNGALOW

- Separate 2 Bedroom Chalet Bungalow
- Balcony With Glass Balustrade
- Private Garden With Patio
- Parking With Outbuildings

THE GROUNDS

- Extensive Workshops
- Parking For 10 Cars
- No Onward Chain
- Mains water
- Two septic tanks
- Oil central heating
- Council tax band E - Teignbridge District Council



SITUATION

The property is most conveniently situated in Whitestone a semi rural location just off the old A30 between Exeter (3.5 miles) and Tedburn St Mary (2.5 miles). Just over 4 miles to Exeter St Davids, perfect for commuting with fast train service to London Paddington.

St Thomas, a suburb of Exeter, is only 2 miles away and offers a variety of shops, a post office and banks. The cathedral city of Exeter provides an excellent shopping centre and entertainment, together with leisure and sport facilities. Easy access is available to the A30 dual carriageway, either from the Ide lane roundabout or the Tedburn St Mary/Fingle Glen junction.

DIRECTIONS

From Exeter head south on Southernhay East towards Cathedral Close, follow the A3015, B3212 and Tedburn Road for 3.2 Miles to Cutteridge Lane. Take the turning left into Cutteridge Lane and the property is situated immediately on your left.





Ellicombe House, Cutteridge Lane, Whitestone, Exeter, EX4

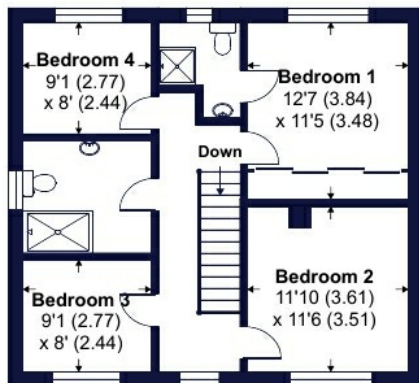
Approximate Area = 2081 sq ft / 193.3 sq m (includes garage)

Limited Use Area(s) = 968 sq ft / 90 sq m

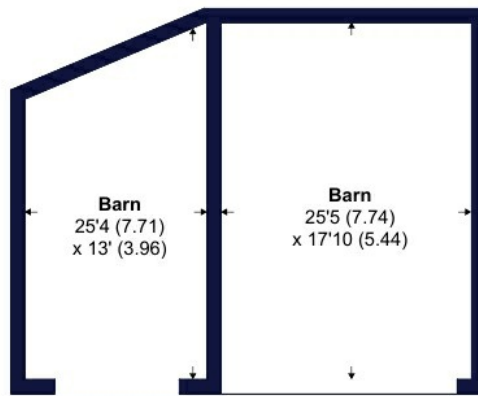
Outbuilding = 2856 sq ft / 265.3 sq m

Total = 5905 sq ft / 548.5 sq m

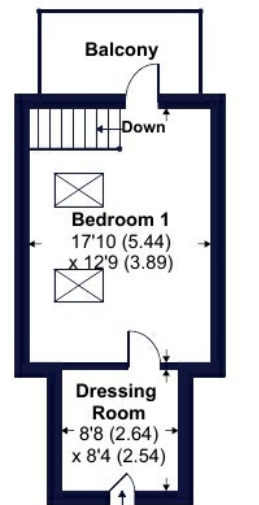
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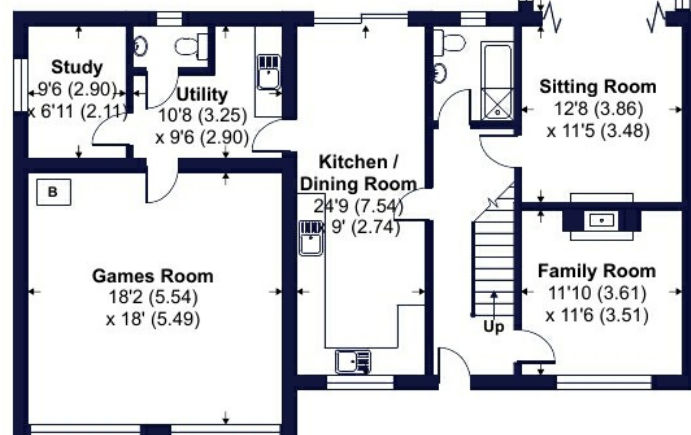
FIRST FLOOR



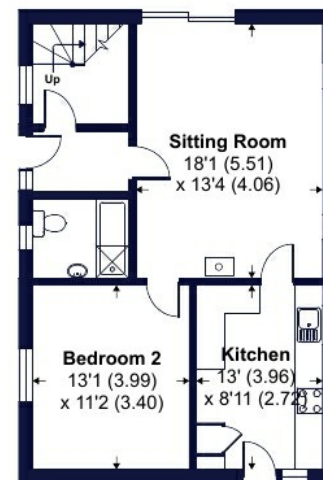
OUTBUILDING 2



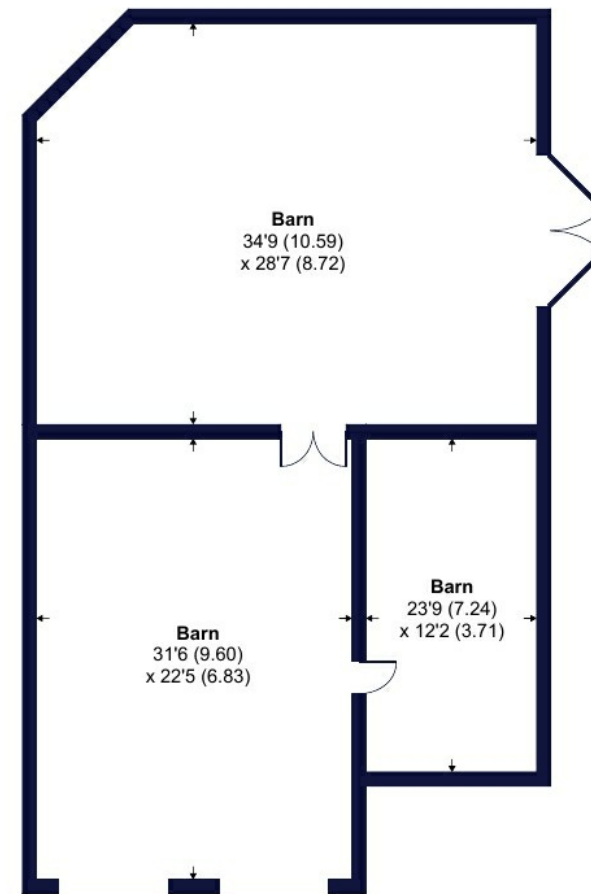
ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR



OUTBUILDING 1



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Winkworth. REF: 855967

Winkworth



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See things differently.