



COMPASS COTTAGE

Stoke Hill, Exeter, Devon
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COMPASS COTTAGE

Stoke Hill, Exeter, Devon, EX4 7JH

An exquisite blend of contemporary style in a traditional house with stunning views towards the Exe Estuary

Exeter 1.5 miles

**London Paddington 2 hours from Exeter St Davids
(Distance and time approximate)**

Accommodation and amenities

Entrance hall ♦ Open plan kitchen/dining room

Drawing room ♦ Sitting room ♦ Games room

Utility area ♦ Cloakroom/WC

First floor

**Master Bedroom with ensuite bath/shower room, dressing room and Juliet balcony ♦ Three further double bedrooms
Two further shower rooms (one with Sauna)**

Second floor

Two double bedrooms, bathroom

Outside

Carport ♦ Further parking for up to 2 cars

Landscaped gardens with far reaching views

Raised decked area ♦ approximately 0.5 acres



Situation

- ♦ The house is located about one mile to the north of the cathedral city of Exeter making it perfect for a short commute into Exeter for work or schools. Exeter has some of the best private and public schools in the region all of which are within 2 miles of the house. The shopping in the city is now excellent with the opening of the Princesshay Shopping Centre which has enhanced an already sought after selection of fine restaurants, boutique shops and main high street brands.
- ♦ Communication links from the city are excellent with rail services from Exeter St David's to Paddington taking approximately 2 hours. The M5 motorway provides a very important link to the national motorway network plus Exeter Airport offers a growing number of international flights.

The property

- ♦ Compass Cottage was originally built in Victorian times and still has large period windows which face largely south and west meaning the property is very light and airy throughout the day. The house is also in an elevated position overlooking countryside, the cathedral city of Exeter and the Exe Estuary. The views are truly outstanding.
- ♦ The house has been comprehensively refurbished, some of the works carried out included: total re-wiring, re-plumbing, new heating system, Cat 5 wiring throughout, Lutron lighting system, porcelain tiled flooring, contemporary feel thought with stylish interior, underfloor heating downstairs and Austrian log burner with super efficient burning capabilities.
- ♦ The kitchen was designed and built by xxxxx which includes an induction hob, built in fridge/freezer, designed taps, polished concrete work surfaces and two electric ovens. The attached open plan dining room has further storage including a built in wine cooler and doors which open up onto a rear decked area.
- ♦ The sitting room has original parquet flooring and access to the front patio, garden and decked area plus includes a super efficient wood burner. The main drawing room, which is approximately 26ft in length, is incredibly light with 4 full height glass doors opening onto the landscaped gardens.
- ♦ The main bedroom incorporates ensuite bathroom with shower and two wash basins. The bath has been designed so views of the Exe estuary can be seen whilst while lying down plus there is a built in bathroom television with the appropriate bathroom speakers. On the other side of the bedrooms which have stunning far reaching views (and a Juliet balcony) there is a walk in dressing room.





- ◆ There are records of the house back to 1780 when it formed part of the Stoke Hill Estate and subsequently Montague Parker, it is however believed the house has been there for much longer.

Gardens and grounds

- ◆ The main body of the garden has been landscaped with patio area, raised flower beds, raised decked area and deep koi carp pond with slate surrounds.

Services

Private drainage. Mains water. Mains electricity. Broadband connection.

Local Authority

Exeter City Council, Paris Street, Civic Centre, Exeter, EX1 1JJ.
Tel. 01392 265 104.

Post code

EX4 7JH

Tenure

Freehold.

Fixtures and fittings

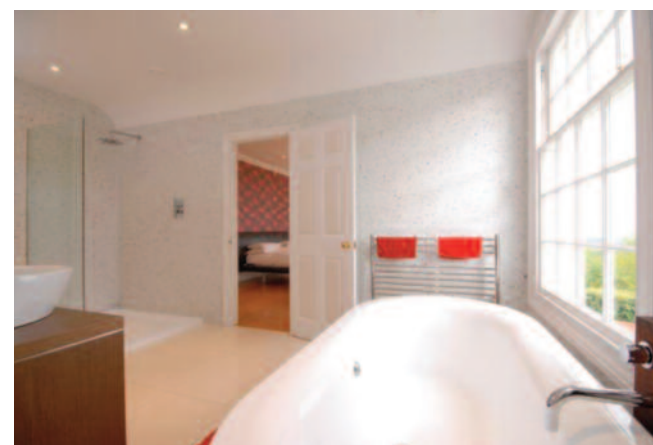
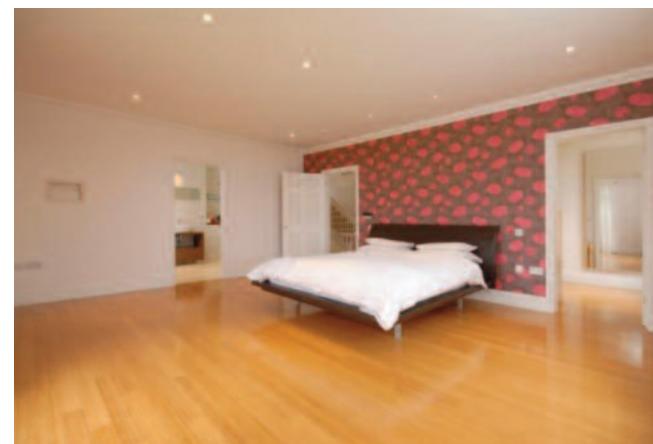
All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary and machinery.

Directions

From Western Way in Exeter head north and go straight across at the roundabout (3rd exit). Drive through the traffic lights and at the next roundabout take the second exit. Follow this road to the end (about 1/2 mile) and then go straight across heading up Stoke Hill. Follow this road out of the city, over a small bridge and up the hill. About 1/2 mile after the bridge Compass Cottage will be on your left hand side.

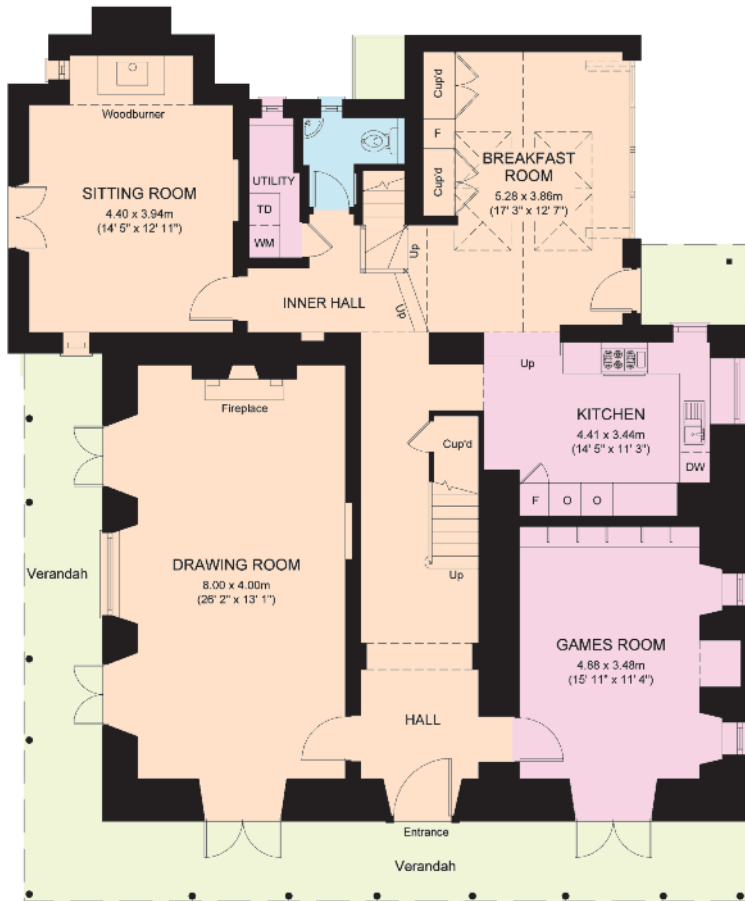
Viewing

Viewing is strictly by prior appointment with the Sole Agents Knight Frank, 19 Southernhay East, Exeter, Devon EX1 1QD.
Tel: 01392 423111.



COMPASS COTTAGE

APPROXIMATE GROSS INTERNAL FLOOR AREA
348 m² (3,745 ft²)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	70
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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