



East of **EXE**
ESTATE AGENTS

The Old Bakery
Shute £525,000

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The Old Bakery is a 17th Century detached property believed to be formerly two cottages and indeed an actual old bakery complete with bread oven. The property is situated in the beautiful unspoilt and sought after hamlet of Shute, occupying a privileged position, surrounded by acres of rolling Devon countryside, meadows, and adjoining apple orchards, just over 3 miles and a short drive from Exeter.

The property itself offers a wealth of period features, including original beams, inglenook fireplace, 40 ft private well and bread oven with cast iron door.

A recent extension to the property has created additional contemporary space that embraces modern living whilst honouring the buildings historic roots, fitted with Velux and floor to vaulted ceiling active neutral windows which open out onto the gardens and showcase the surrounding countryside and nearby Raddon Hills one of the highest parts of Devon.

A credit to the current owners, the list of improvements include; three zones of underfloor heating, stunning wooden floors, oak doors and a guest suite. Also, in addition to the main house there is a work from home detached and insulated log cabin built by Lyme Bay cabins. In all areas of the house there is high speed internet access with additional CAT 5 ethernet points in the extension areas and log cabin. Arriving at the house one enters through a bespoke solid oak porch with vaulted church style ceiling and triple aspect windows-built by local artisans. Surrounding the property are the gardens, a particular feature is the paved seating area with an impressive dry stone wall, designed and built by a craftsman who works for Prince Charles. The gardens offer peaceful, unspoilt, westerly views of the hills, woodland ridges and arable landscape, ideal for watching the setting sun.

Location

Shute is a hamlet just 3.5 miles from the beautiful cathedral city of Exeter with its new shopping centre, theatres, university and abundance of restaurants offering global cuisine. Nearby lies Shobrooke Park, a spacious country estate, open to the public, with many wizened and ancient trees. Furthermore it claims a large fishing lake, and a grassy amphitheatre - for live music on summer nights. The Red Lion in Shobrooke offers B&B facilities, a beer garden with lush country views, and excellent food and drink. The Beer Engine in nearby Newton St Cyres and The Lazy Toad in nearby Bramford Speke also attract many visitors both well known for excellent food and drink. The villages of Thorverton, Bramford Speke and Newton St Cyres which are just a short drive away also play host to highly regarded primary schools and Newton St Cyres being just 1 mile from the property offers a direct train line into Exeter city centre.

Directions

From Exeter City, Western Way follow the B3183 towards Cowley Bridge Road. At the roundabout take the first exit onto the A377 Follow signs for Crediton. Continue to follow the road for 1.1 miles then take a right hand turn into Langford Road. Follow this Road for 2.2 miles and The Old Bakery can be found on the left hand side opposite well sighted apple orchards.

Porch

Beautiful solid wood entrance porch with vaulted church style ceiling, triple aspect with windows to front and both sides and courtesy light. A solid wood front door with glazed panels leads to the drive, tiled stone flooring, central pendant light and wooden door opening into:-

Dining Room

Double glazed window to front aspect overlooking the drive, open archway into the snug/family room, feature cast iron decorative fireplace, built in storage cupboard, wall mounted radiator, wood effect flooring, over head cupboards housing switch boards and meters, wall lighting and open archway leading into:-

Sitting Room

Double glazed window to front aspect looking out towards the drive. Feature fireplace with inset wood burner and wooden mantle over, wall mounted radiator, continued wood effect flooring and internal window into:-

Snug/Family Area

Double glazed window to side aspect. Range of cream fronted base units with wooden work tops, inset ceramic butler style sink, space for under counter washing machine, original wooden beams, wooden door with stairs leading to central landing, vinyl flooring, ceiling light, door to rear lobby and door into utility room.

Snug

Small step leading from the family area into the snug with internal window into sitting room, under stairs storage cupboard, wood effect flooring, original beam, wall mounted radiator, wall lighting and original baking oven with feature cast iron door.



Rear Lobby

Stable door to side aspect. Vinyl flooring, door into utility room, central ceiling light and door opening into:-

Downstairs Cloakroom

Window to side aspect. Suite comprising of a close coupled WC, pedestal wash hand basin with tiled splash back, vinyl flooring and central ceiling light.

Utility Room

Original vaulted ceiling with wooden beams and double glazed velux window to rear. Tiled laminate flooring, stand alone 'Worcester' boiler, space for washing machine and tumble dryer. Built in shelving, central ceiling light, spot and shelf lighting and door opening into:-

Internal Hallway

Split level hallway with ceiling and wall lights, space for fridge/freezer, velux window to rear aspect, door into guest suite, shower room and stairs with beautiful balustrade rising into:-

Open Plan Kitchen/Living/Dining Space

Breathtaking, triple aspect room with windows to front, rear and side. A distinctive feature of the room are the floor to ceiling windows with active neutral glass to filter UV and heat with French doors opening out onto the paved patio seating area to the side of the property. Stunning wooden flooring throughout with solid wood front door, beautiful balustrade with stairs descending to ground floor guest suite. Two velux windows and three further active neutral glass windows to front and side overlooking well kept, landscaped gardens. A range of cream fronted wall and base units with cast iron fittings and work tops, fridge freezer, inset ceramic sink and drainer and oven with 4 ring induction hob and extractor hood over. Built in church style seating to the side of the room with hidden storage under, TV, CAT 5 ethernet, and phone points and beautiful countryside views.

Central Landing

Split level, internal landing with wooden flooring, built in storage cupboards, central pendant light, stairs to ground floor, stained glass window into bathroom, wall mounted radiator and doors into:-

Bedroom 1

Carpeted room with double glazed window to front aspect with views over the drive towards the local orchard. Wall mounted radiator and central pendant light.

Bedroom 2

Carpeted room with double glazed window to front aspect with views towards the local orchard. Wall mounted radiator and central pendant light.

Bedroom 4

Carpeted room with double glazed window to rear aspect providing glimpses of the nearby countryside and Raddon Hills. Wall mounted radiator, central pendant light and doors into the central landing and open plan living space.

Family Bathroom

Double glazed window to side aspect providing a pretty aspect out across the local orchard. Suite comprising of a WC, bath with electric wall hung shower over, wash hand basin with storage cupboard under, wall mounted radiator, extractor fan, stained glass window into internal landing and central ceiling light.

Guest Suite Bedroom 3

Carpeted, dual aspect room with wall lights, velux window to rear and raised, double glazed window to side over garden. CAT 5 ethernet and TV points.

Shower Room

Double glazed window to rear aspect. Contemporary suite comprising of a close coupled WC, pedestal wash hand basin with stainless steel mixer tap over, shower cubicle with tiled surround and rainforest shower head, tiled wood effect flooring, spot lighting and extractor fan.

Log Cabin 4.71m x 2.73m

Detached fully insulated log cabin with windows to front aspect over garden, power, lighting, TV and CAT 5 ethernet points.

Garden

Surrounding the property and the split level mainly paved gardens with raised lawn area, stunning views across the local meadows to the countryside beyond, outside tap, several mature trees, plants and shrubs, steps descend to the driveway parking with planted borders offering an array of mature flowers. Paved seating area to side and rear with feature wall made from Bodmin stone with sit in seats, designed and built but the same person that does Prince Charles' walls. It really is a wonderful additional feature of the property.

Parking

Gated, paved & tarmaced driveway parking with patio seating area and pebbled walkway with steps descending to the stunning wooden entrance porch with censored movement light.





TOTAL APPROX. FLOOR AREA 1746 SQ.FT. (162.2 SQ.M.)



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.