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- Superb Barn Conversion
- Lovely Garden
- Kitchen/Breakfast Room
- 4 Bedrooms
- 2 Reception Rooms
- Potential Self Contained Annex
- South Facing
- Historic Well



## DESCRIPTION

This former pump house historically supplied water to Exminster Hospital and has undergone redevelopment works transforming the original building into the impressive characterful barn conversion it is today, which provides fantastic accommodation featuring the original well. The property with private gardens is within an idyllic setting surrounded by views of the countryside.

The linked barn conversion has double-glazing with the majority of room's featuring vaulted ceilings with exposed wooden beams.

The accommodation briefly comprises Entrance hall, study/bedroom 4, shower room / WC, living room and dining room with staircase to the first-floor landing. The dual aspect living room has feature arch windows

facilities along the River Exe including, walking, cycling paddle boarding, kayaking, fishing and rowing. There is a David Lloyd Club at Sandy Park, home to the Exeter Chiefs, as well as numerous gyms, sports facilities and recreation grounds throughout the city, including those at Exeter University.

overlooking the south-facing garden, additionally, a brick built fireplace with wood burning stove adds character and charm to the room. The modern fitted kitchen benefits from integrated appliances and open countryside views. Upstairs there are 3 bedrooms and a family bathroom, the master bedroom is fitted with bespoke walk-in wardrobe, which could be converted to an en-suite or study if desired and bedroom 2 benefits from an en-suite shower room. This property also has the potential for a completely self-contained annex. Externally a lawned garden surrounds the property to three sides, with mature trees and shrubs and driveway with ample space for parking.

Exeter is a thriving city with excellent transport links to London, Cornwall and the Midlands, which include two

mainline train stations. Exeter International Airport is approximately 15 minutes drive from central Exeter and provides daily flights to London and several other UK cities; as well as many International destinations.

The city centre boasts an extensive selection of independent shops and eateries, theatres, The award-winning Royal Albert Memorial Museum, Exeter University, which combines excellence in teaching and research and The Royal Devon and Exeter NHS Foundation Trust (RD&E), a top-ranked NHS Trust.

There is a fine selection of state and private schools in the city including Exeter School, The Maynard School, and a Steiner Academy. Exeter has it all, with extensive recreation

### LIVING ROOM

15' 7" x 18' 9" (4.767m x 5.732m)

### DINING ROOM

9' 2" x 17' 4" (2.817m x 5.303m)

### KITCHEN/BREAKFAST ROOM

10' 4" x 21' 9" (3.152m x 6.630m)

### STUDY/BEDROOM 4

9' 2" x 9' 4" (2.811m x 2.855m)

### SHOWER ROOM

6' 0" x 5' 8" (1.835m x 1.737m)

### UTILITY ROOM

15' 3" x 10' 9" (4.660m x 3.302m)

### MASTER BEDROOM

18' 10" x 19' 2" (5.760m x 5.857m)

### BEDROOM 2

14' 0" x 9' 10" (4.292m x 3.010m)

### ENSUITE

5' 2" x 9' 10" (1.600m x 2.998m) Max Measurements

### BEDROOM 3

6' 8" x 10' 11" (2.04m x 3.332m)

### FAMILY BATHROOM

10' 10" x 9' 0" (3.320m x 2.750m)

