



HEAZILLE FARM COTTAGE

Rewe Court, Rewe, EXETER, EX5 4HQ



Robert Williams

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“ A simply stunning home, with an adjoining barn annex, enjoying glorious views over the rolling Devon countryside.”



Heazille Farm Cottage

Nr Rewe , Exeter, EX5 4HQ

A substantial wing of a landmark former farmhouse, carefully converted to incorporate an adjoining annexed barn, overall providing highly versatile 6 bedroom accommodation, to provide a number of arrangement options as preferred. Tucked away along country lane, just outside this pretty Exe Valley village, just 15 minutes North of Exeter.

The accommodation is very well presented and the primary accommodation comprises: Entrance Reception, Atrium Style Hall, Laundry Room, Boiler Room, Main Kitchen/Breakfast Room, Reception Room, Three First Floor Bedrooms, First Floor En-Suite Bathroom and Family Shower Room, Ground Floor Fourth Bedroom/Study and Secondary Bathroom.

Outside is a pretty lawned garden to the front, a sheltered courtyard style sitting and entertaining area to the middle and to the rear is a large gravelled area, providing ample parking and flexible parking for a number of vehicles.

The adjoining annex comprises: Conservatory Entrance, Kitchen/Sitting Room, Two Ground Floor Bedrooms and Use of the Secondary Bathroom.

With views over the surrounding Devon countryside this stunning period home forms part of a converted former farmhouse with a complementary development of converted barns nearby, creating an exclusive rural community at the end of a no through private drive. The property can be easily adapted to suit a number of different arrangements if required. It will work very well either as a large family home overall, or as a smaller dwelling on two floors in the former farmhouse to the front with the adjoining, single level, connected barn to the rear, ideal for a dependant relative, teenager or work space. Extra bedrooms in the annexe could be used as home offices.





Situated in the gorgeous Exe Valley, the nearby village of Rewe sits beside the River Culm, which flows into the River Exe and it is one of the most sought after villages to the North of Exeter alongside the other highly popular villages of Silverton, Thorverton, Stoke Canon, Bramford Speke and the National Trust's Killerton Estate. There are many beautiful walks all around. Silverton, another pretty and active village nearby just along the lane boasts two pubs, a fine church, an outstanding doctor's surgery, a post office and village stores.

Exeter is within a 15 minute drive and is a major regional centre with its fast mainline station at St Davids whisking you up to Bristol and London. The city itself has a host of cultural recreational, shopping, schooling facilities and every type of eatery. For daily needs there is a selection of traditional shops in the surrounding villages. Exeter University is 6 miles away and renowned Blundells Private School 10 miles. There are numerous beaches within easy reach with a whole range of accompanying water sports and recreational sailing facilities. Dartmoor National Park is also within an easy drive, with its sweeping views and pretty walks.

On leaving Exeter proceed along the Cowley Bridge Road towards Crediton & Tiverton. Take the second exit at the mini roundabout onto the A396 to Stoke Canon. After passing through Rewe itself take the first right turn onto the lane and then right at the 'Private Drive' sign. Follow the road past the property and sharp left onto the shared drive with Rewe Court on your right. At the brick pillars turn sharp left onto the drive and parking area.

what3words ///worry.purified.onwards

| | | | | | |
|---|---|------------|---|---|------------|
| 6 |  | bedrooms | 3 |  | bathrooms |
| 2 |  | receptions | 4 |  | car spaces |

Local Authority: East Devon District Council
Council Tax Band: D
Tenure: Freehold
Heating: Oil Fired Central Heating
Services: Mains water and private drainage
Energy Efficiency Rating: D





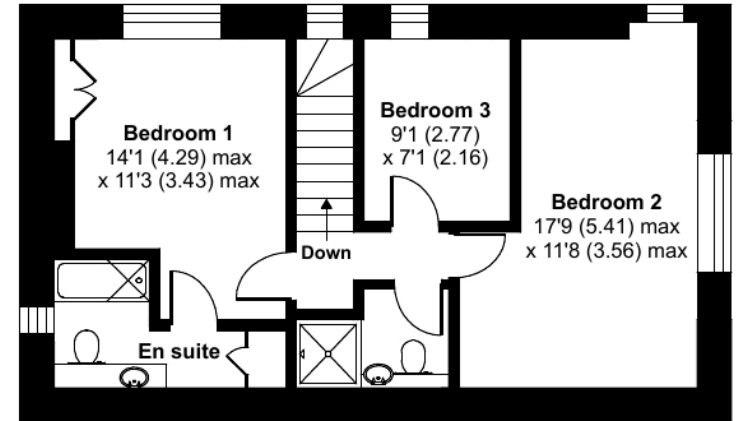
Rewe, Exeter, EX5

Approximate Area = 2189 sq ft / 203.4 sq m

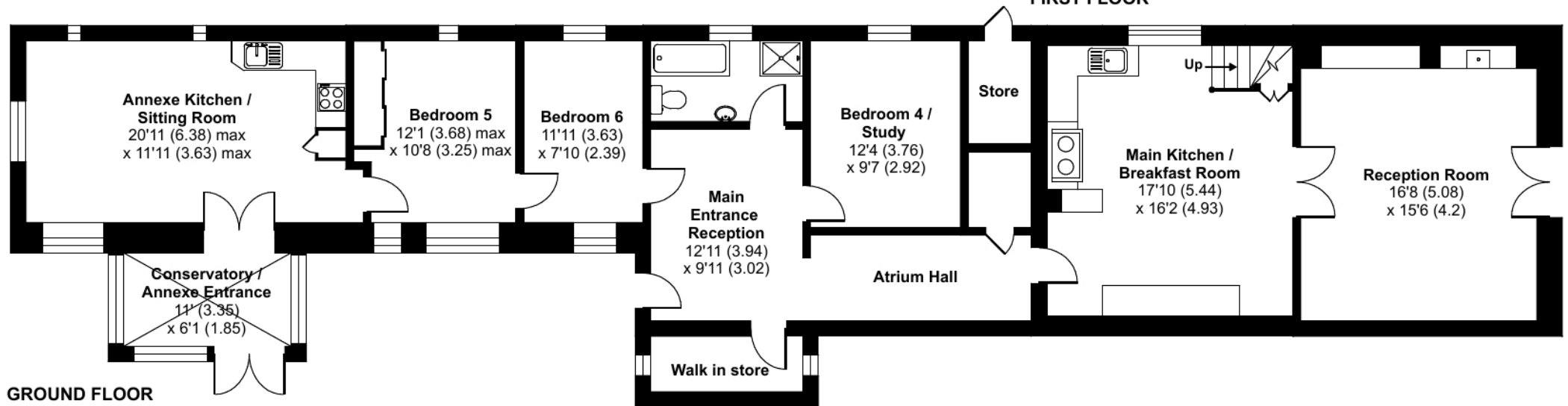
Store = 28 sq ft / 2.6 sq m

Total = 2217 sq ft / 206 sq m

For identification only - Not to scale



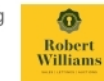
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robert Williams Ltd. REF: 1002599





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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.