

Albertine Cottage, 8 King Street
Silverton, Exeter, EX5 4JG

£575,000
Guide Price



 4  2  2 **EPC C**





- Living Room with stone fireplace with wood burner
- Separate dining room with stone fireplace
- Superb kitchen/dining room with Rayburn
- Separate utility room with downstairs cloakroom
- Four double bedrooms
- En-suite to main bedroom with family bathroom
- Ample Driveway parking in front
- Gated access at rear for motorhome/further parking
- Hardwood double glazed windows throughout
- Generous mature gardens to front, side and rear



Would you like to have a look?

Contact our Cullompton office

01884 32100

cullompton@seddons.com

Watch the Video Tour

A spacious and immaculately presented four bedroom cottage with open views in a quiet and idyllic position. Easy walking distance of the village amenities. Generous mature gardens and ample driveway parking.



The Property

Albertine was fully renovated and converted from two cottages in approximately 2009. The accommodation is finished to a very high standard and with great attention to detail, retaining the charm and character of a village cottage whilst providing a comfortable and spacious family home.

Downstairs to the front, the old part of the cottage offers a cosy living room with wood burning stove and exposed stone with oak mantle. The dining room/ entrance hall has an exposed stone fireplace and solid oak front door.

To the rear, there is a superb kitchen/dining room, with central island unit, slate style flooring and fitted with an ample range of ivory shaker units with solid granite work surfaces and Belfast sink. There is an oil fired Rayburn and built in electric oven with induction hob. French doors open out onto a decked patio area with open views out over the hills and there is a solid oak door providing access to the side garden. Adjacent to this there is a downstairs cloakroom and beyond the kitchen there is a good utility room with sink and oil fired boiler.

Upstairs the principal bedroom is to the rear of the property with wonderful open views over the hills and with en-suite with a large walk-in shower.

There are three further generous bedrooms and a family bathroom with landing with airing cupboard.

The house benefits from hardwood hand made double glazed windows throughout.

Outside there is a generous rear garden with mature flower and shrub borders, wrapping round the side and front of the property also.

There are double gates at the bottom of the garden, allowing access for additional parking or storage for a motorhome (with planning consent granted for a garage which has since lapsed).

To the front is ample driveway parking for several vehicles.



The property is situated on a generous plot at the end of an attractive row of village cottages in the old part of the village.

King Street is a quiet and pretty spot in the centre of the village, but tucked away with little traffic.

Silverton is a sought after Exe Valley village with a thriving community atmosphere and an excellent range of clubs, activities and local amenities. These include a doctor's surgery, primary school, mini supermarket and post office, several churches, a village hall, hairdressers, recreation ground and play park and popular local inns. The village lies conveniently for easy access to the more extensive services of the cathedral city of Exeter, accessible by either bus or car along the A396 Exe Valley road, approximately 15 minutes' drive.

Utilities Oil central heating, mains electricity, water & drainage.

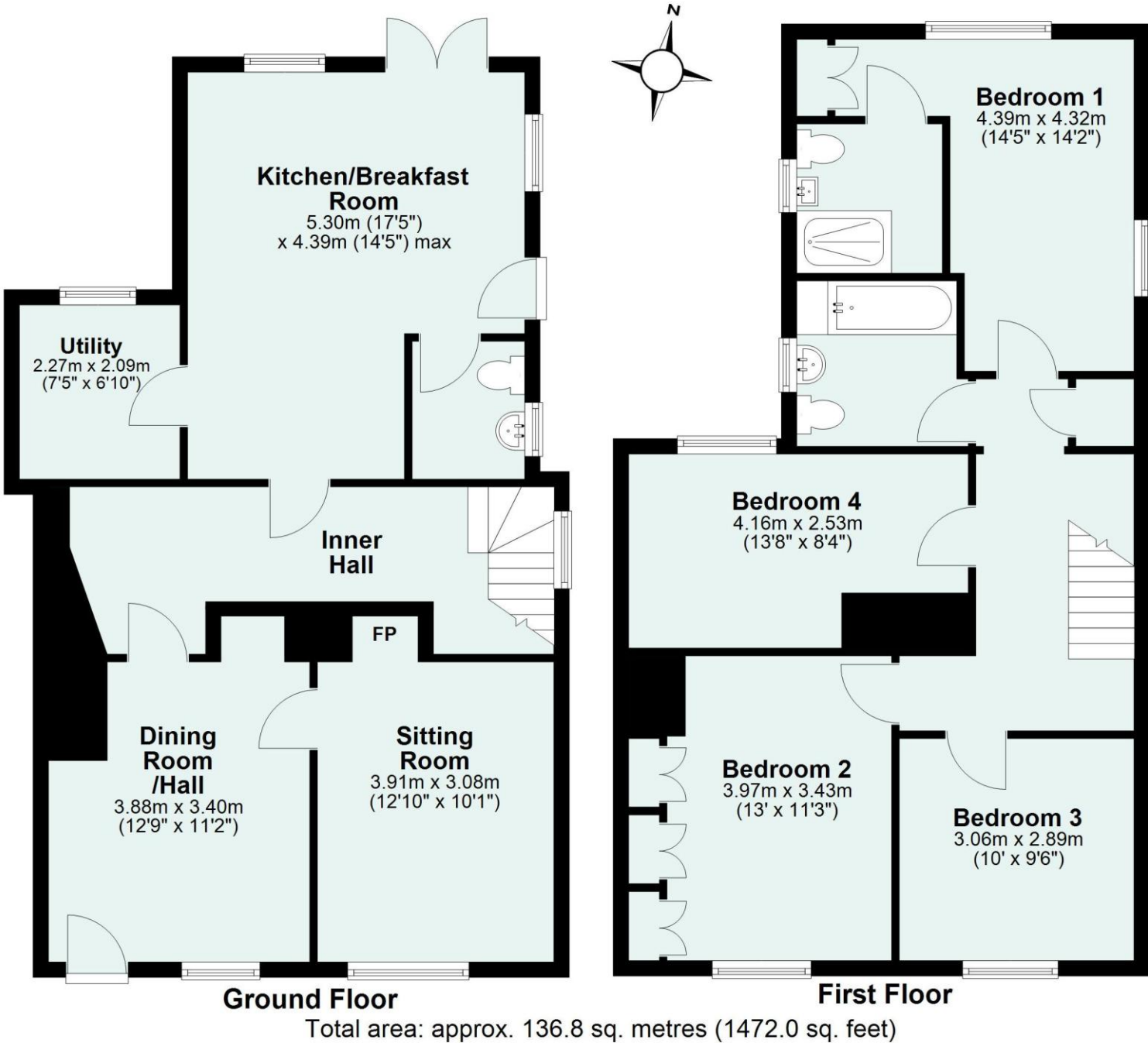
Tenure Freehold

Council Tax Band D - Local Authority: Mid Devon Council

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Need some advice?

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Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



Whilst every attempt is made to ensure our sales particulars are fair and accurate, they are only a general guide to the property and must not be relied on. Please qualify any specific points of interest with Seddons.