



Lower Ralfee , Dunchideock, Exeter, EX2 9TT

Guide Price £450,000







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Lower Ralifee has been the subject of considerable improvement over recent years and now beautifully combines modern comforts with period features. Superbly appointed throughout with bespoke oak doors, oak flooring and a log burning stove in the sitting room. The accommodation comprises entrance hall, cloakroom/wc, sitting room, kitchen, dining room, utility room and a triple aspect family room on the ground floor whilst on the first floor can be found the master bedroom with en-suite and dressing room along with two further double bedrooms and the family bathroom. Additional benefits include oil fired central heating and double glazing. A viewing is strongly recommended in order to fully appreciate the accommodation and position of this delightful period cottage.



Located in the quiet and picturesque location of Dunchideock, Lower Ralifee enjoys some wonderful views over the surrounding countryside whilst also being situated close to many scenic woodland walks, including the popular Haldon forest, offering a lovely rural feeling. Dunchideock is however, only six miles from the bustling and vibrant city of Exeter, with its University, Cathedral, communication links, shops and restaurants. The A38 and M5 are also easily accessed, making this a sought after, quiet, yet convenient location.

The accommodation with approximate measurements comprises:

Wooden front door to

Entrance Lobby:

Inset lighting. UPVC double glazed window. Radiator. Oak flooring. Multi glazed door to

Entrance Hall:

Stairs rising to the first floor. Window with aspect to the front with deep sill. Under stairs recess. Inset lighting. Oak flooring.

Cloakroom/WC:

Fitted with a white suite comprising low level close coupled wc. Ceramic wash basin with chrome mixer tap over. Extractor fan. Oak flooring. Inset lighting. UPVC double glazed window.

Sitting Room:

14'9 to chimney breast x 14'3 overall

Inset fireplace with cast iron wood burner, stone hearth and solid wood beam over. Two UPVC double glazed windows with aspect to the front. Exposed ceiling beams. Radiator. Wall lights. Oak flooring. Television point.

Dining Room:

12' x 11'10

UPVC double glazed French doors to the garden. Radiator. Inset lighting. Oak flooring.



Kitchen:**13' x 11'10**

Fitted with a range of modern matching wall mounted and base units in white with brushed stainless steel door furniture. Integrated dishwasher and fridge. Glazed display unit. Solid wood worktops. Under unit lighting. Inset single drainer stainless steel sink unit with chrome mixer tap over. Inset lighting. Five ring double oven stainless steel range style cooker with stainless steel hood and contemporary tiled splash backs. UPVC double glazed window to the rear garden. Oak flooring.

Utility Room:**11'6 x 7'2**

Fitted with a range of modern matching wall mounted and base units. Appliance space. Solid wood worktops. Single drainer stainless steel sink unit with chrome mixer tap over. Space for washing machine. Oak flooring. Built in cupboard housing boiler. Stable door leading to the rear garden.

Family room:**13'8 x 13'3**

UPVC double glazed triple aspect windows. Double glazed French doors leading to the garden. Inset lighting. Oak flooring. Fitted shelving.

Spacious First Floor Landing:

UPVC double glazed window. Hatch to loft space. Radiator. Inset lighting. Built in shelved airing cupboard housing water cylinder with fitted shelving.

Master Suite:**Bedroom:****12'3 11'10**

UPVC double glazed window with aspect to the rear with shutters enjoying a pleasant outlook over the gardens and adjoining farmland. Radiator. Television point. Telephone point. Inset lighting.

Dressing Room:**8' x 5'10**

Double glazed Velux style window. Wall mounted heater.



Wet Room:**8' x 5'10**

Fully tiled. Chrome shower unit. Ceramic wash basin with chrome mixer tap over. Extractor fan. UPVC double glazed window. Light/shaver point.

Bedroom Two:**12' x 12'**

UPVC double glazed window with aspect to the rear with views adjoining farmland. Inset lighting. Radiator.

Bedroom Three:**14'3 maximum x 9'3 maximum**

UPVC double glazed window with aspect to the front with deep sill. Radiator. Inset lighting.

Bathroom:**10'4 x 5'10**

Fitted with a modern matching three piece white suite comprising low level close coupled wc. Pedestal wash hand basin with chrome mixer tap over and pop up waste. Paneled bath with fitted chrome mixer tap over. Fitted chrome shower unit and shower screen. Heated ladder style towel rail/radiator. Inset lighting. Wall tiling. Extractor fan. UPVC double glazed window with aspect to the garden.

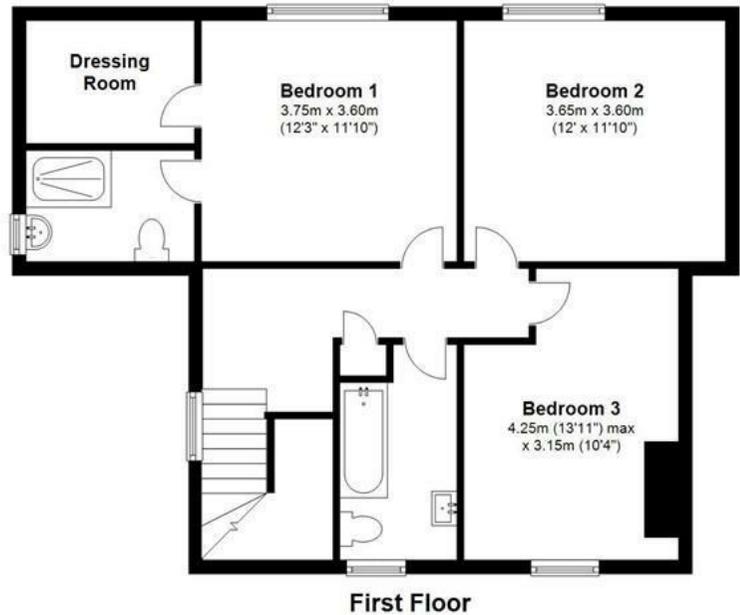
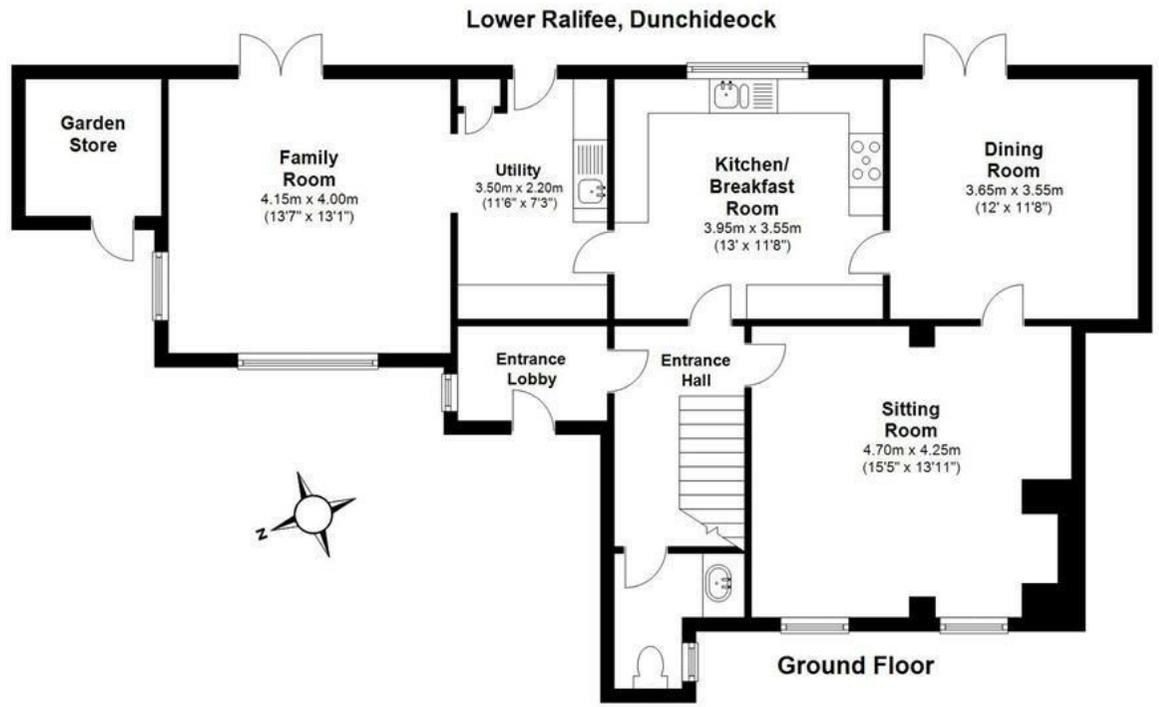
Outside:

Lower Ralifee is approached over a tarmac drive which leads to the ample parking area laid to chippings. The gardens have been landscaped by the current owners with level lawns and a paved terrace with pergola and vine. Raised vegetable beds and a fruit garden are perfect to 'grow your own'. The gardens back onto farmland and enjoy an excellent degree of privacy whilst enjoying far reaching country views.

Directions:

From Exeter Exe bridges proceed out of the City through Alphington and head towards the village of Ide. Proceed through Ide towards Dunchideock, continue straight through the village and lower Ralifee can be found on the left hand side before the turning for the Lord Haldon Hotel.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC

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