Joran House

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Joran House

Church Road, Whimple, Devon, EX5 2SY

Whimple train station (0.5 miles), Exeter centre (11.2), M5 junction 29 (7.8 miles)

A beautifully presented family home located in the heart of the village set in a generous plot of around 0.5 acres with a large garage and parking.

- Beautifully presented
- Central village location
- Stunning, recently extended kitchen
- 3 first floor double bedrooms
- Council tax band: G
- Large level plot of around 0.5 acres
- Large garage and driveway parking
- Ground floor bedroom/snug
- Spacious sitting room with woodburner
- Freehold

Guide Price £995,000

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SITUATION

The property is located at the top of a private driveway shared with 2 other properties in the centre of the village. Whimple is a thriving East Devon village with a strong community spirit and a range of local amenities including a primary school, village shop, public house and railway station providing regular services to Exeter and London Waterloo. The cathedral city of Exeter lies approximately 8 miles to the west and offers an extensive range of shopping, educational and recreational facilities, together with excellent road, rail and air connections.

DESCRIPTION

Joran House is a very well presented, modern detached family home recently upgraded and extended by the current owners. A welcoming entrance hall provides access to the principal ground floor accommodation and staircase to the first floor. To the front of the property, the elegant sitting room is a particularly generous reception space, enjoying a dual aspect and a wood burner.

To the side, the impressive open-plan kitchen/dining/family room forms the heart of the home, offering an excellent space for both everyday living and entertaining. The kitchen is fitted with a range of high quality units with an Induction Range for cooking, a range of integrated appliances and space for a large fridge freezer and central island. The room flows seamlessly into the dining and family areas, with bi-fold doors opening to the garden and a roof lantern allowing plenty of natural light.

Leading off the hall is a useful study, ideal for home working, together with a snug providing a cosy additional reception room or a ground floor bedroom. A utility room and cloakroom complete the ground floor accommodation.
On the first floor, the principal bedroom benefits from fitted wardrobes and an en suite shower room. There are two further well-proportioned double bedrooms served by a contemporary family bathroom.

OUTSIDE

The house sits roughly in the middle of a generous, level plot of just under 0.5 acres which is mainly laid to lawn and screened by mature trees and bushes. To the front is a large detached garage with parking to the front and additional parking to the rear ideal for storing a trailer.

Leading off the family room is a South facing terrace ideal for outside dining with a BBQ area, laid to patio with a substantial garden gazebo. Throughout the garden are a number of trees and there is a wooden shed.

SERVICES

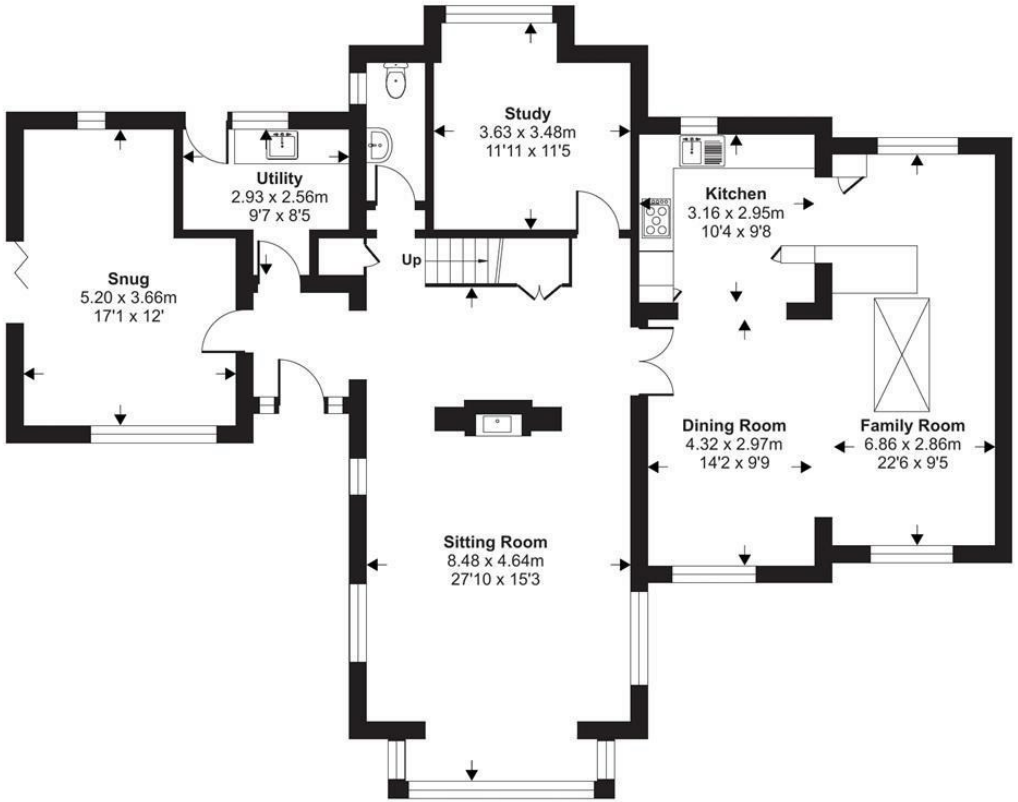
Current Council Tax band: G
Tenure: Freehold
Utilities: Mains drainage, electricity and water
Heating: Calor gas central heating
Standard, ultrafast and superfast broadband available
EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

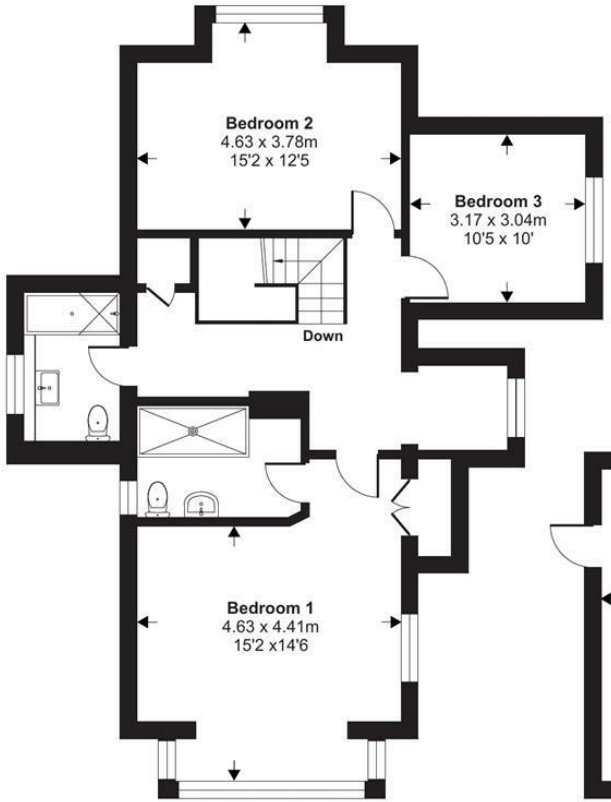
What three words: ///final.attic.confused

Approximate Area = 2292 sq ft / 212.9 sq m
Garage = 329 sq ft / 30.5 sq m
Total = 2621 sq ft / 243.4 sq m

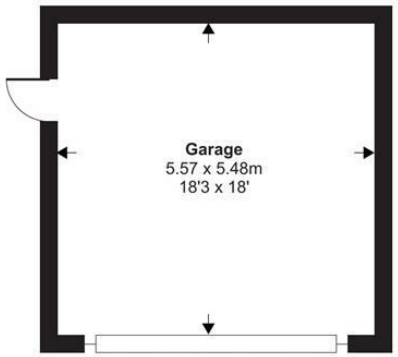
For identification only - Not to scale



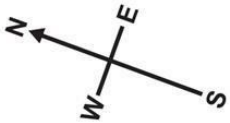
Ground Floor



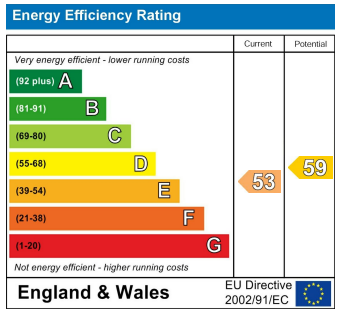
First Floor



Garage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1485981



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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