

The Kings Head

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The Kings Head,

22 Higher Shapter Street, Topsham, Devon, EX3 0AW

Exeter centre (4.6 miles), Exeter airport (5.9 miles), M5 Junction 30 (2.5 miles)

Located in the heart of the conservation area, a fantastic period home with 4 bedrooms (2 en-suites), large garage and driveway parking.

- Beautiful not Listed period home
- Highly desirable location
- Fantastic range of period features
- Attractive garden with garden room
- Freehold
- Large garage and parking for 4 cars
- 4 bedrooms including 2 en-suites
- Recently replaced kitchen
- No onward chain
- Council Tax Band: F

Guide Price £1,250,000

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SITUATION

Topsham offers an excellent range of facilities, including independent shops, quality restaurants, pubs, a primary school, outdoor swimming pool, tennis courts, bowling green and a sailing club. The town is set on the River Exe and was historically renowned worldwide for shipbuilding during the medieval era.

Communications are excellent, with the city centre of Exeter nearby and a railway station in Topsham. Exeter provides a wide range of shopping, entertainment and dining options, is home to Exeter Chiefs Rugby Club, and boasts a highly regarded university. London is just over two hours away by train, and Exeter Airport offers daily flights to London City Airport.

DESCRIPTION

Located in the heart of old Topsham on Higher Shapter Street, one of the popular roads leading off The Strand, The Kings Head is a stunning, unlisted period house. As the name suggests, it is believed to have once been a public house. Converted into a residence many years ago, the property retains a wealth of period features throughout and, having been extended and altered over time, offers a charming and characterful living environment.

Upon entering, it is immediately apparent that The Kings Head is a special property, with an abundance of original features and high-quality fittings. To the left of the hallway is a downstairs cloakroom, along with a useful utility room, while to the right is a splendid sitting room featuring exposed ceiling beams and a large wood burner set within an exposed brick hearth. Glazed French doors open into a delightful garden room/snug, which flows through to the dining room and provides access to the garden.













Located at the rear of the house, the kitchen/dining room forms a wonderful living space, with exposed beams and a recently replaced kitchen featuring Corian worktops and a range of integrated appliances. The dining area benefits from attractive wood panelling, and a feature wooden door leads back into the hallway, complete with a hatch believed to have been used for cider jugs. Ascending the stairs, just before reaching the landing, the principal bedroom is located on the left. This is a stunning room with a vaulted ceiling, exposed beams and an exposed brick fireplace. Multiple windows create a bright and airy feel, and a door leads to an en-suite. From the main landing are two further double bedrooms, one to the front with an exposed brick wall, and the other featuring a period fireplace. Stairs lead to the top floor, where there is an additional double bedroom with an en-suite and fitted shelving.

OUTSIDE

To the side, unusually for this part of Topsham, is a driveway providing parking for several vehicles and leading to a large garage with a metal up-and-over door. The rear garden is mainly laid to lawn with a patio area, and there is a good-sized garden room offering potential for use as a home office or additional accommodation, subject to the usual consents.

SERVICES

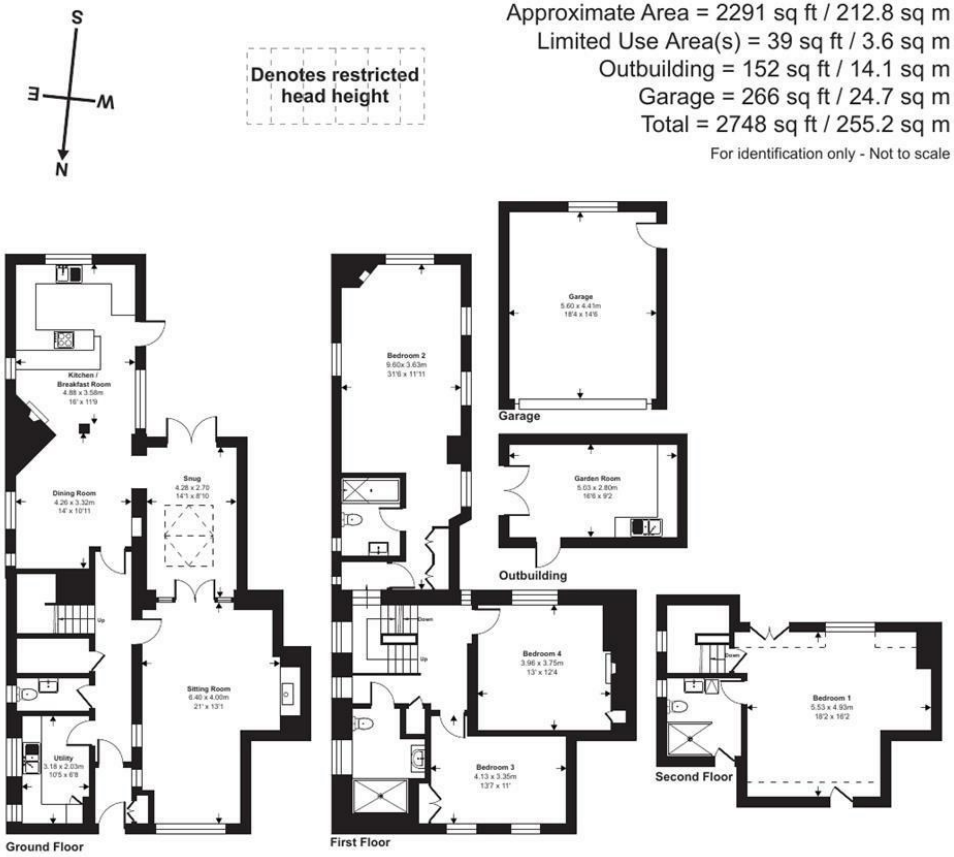
Current Council Tax Band: F
Utilities: Mains electricity, water and drainage
Heating: Gas central heating
Tenure: Freehold
Standard, ultrafast and superfast broadband available (Ofcom)
EE, O2, Three and Vodafone mobile networks available (Ofcom)

DIRECTIONS

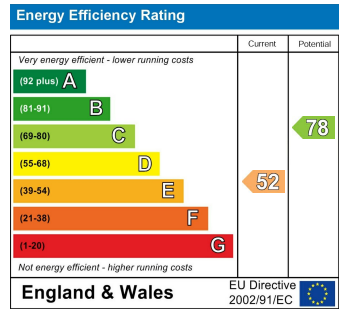
On entering Topsham follow Fore Street to the bottom and at the roundabout by The Lighter continue straight ahead onto Strand. Continue along until reaching Higher Shapter Street on the left hand side and the property is along on the right hand side.
What three words: ///arts.sung.worked

AGENTS NOTE

The property is located in the Topsham Conservation area.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1433185



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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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