



The Cottage, Heathstock



The Cottage,

Stockland, Honiton, EX14 9EU

5.6 miles Axminster Station Lyme Regis Beach 11 miles

Beautifully renovated period country home with spacious living and countryside views.

- Renovated period country cottage
- Character features
- Bespoke kitchen
- Garage and Car port
- Freehold
- Countryside views
- Four/Five bedrooms
- Gardens 1/3 acre
- No onward chain
- Council tax band E

Guide Price £695,000

SITUATION

Set in the quiet hamlet of Heathstock, The Cottage enjoys outstanding, far-reaching views across open fields and down the valley in the Blackdown National Landscape. Perfectly positioned between the sought-after villages of Stockland and Dalwood, both less than two miles away, the property benefits from an ideal balance of rural peace and accessibility. Stockland offers a well-regarded primary school, while Dalwood provides everyday essentials with its village store and the renowned Tuckers Arms public house.

The nearby market towns of Honiton and Axminster offer a comprehensive range of amenities, including shops, supermarkets, healthcare and mainline railway stations providing direct services to London Waterloo. The A30/A303 offers swift access to the M5 and the city of Exeter to the west, with routes eastwards towards London. The spectacular Jurassic Coast, a UNESCO World Heritage Site, is within easy reach, less than half an hour's drive away.



DESCRIPTION

The Cottage has undergone a comprehensive programme of renovation and improvement, resulting in a beautifully presented home of exceptional quality. The works have been carried out with great attention to detail, blending the character of a traditional country cottage with the comfort and style expected of modern living.

The accommodation is light, spacious and well-arranged. The welcoming entrance hall leads through the sitting room to an impressive kitchen and dining room, fitted with bespoke cabinetry, high-quality appliances. Bifold doors open directly to the garden, creating a seamless transition between indoor and outdoor spaces and making this a perfect setting for family life or entertaining.

The sitting room is full of charm, with period features that sit comfortably alongside contemporary finishes. A useful utility room provides excellent storage and workspace. The ground floor also includes a large snug which could provide a ground floor fifth bedroom if needed.

On the first floor are four well-proportioned bedrooms, each finished with the same care and attention, and all enjoying lovely outlooks over the gardens and surrounding countryside. Bedroom one includes a stylish ensuite shower room fitted to a high specification. The bathrooms are modern and luxurious, fitted with high-end sanitaryware and attractive tiling.

OUTSIDE

The property is approached via front lane with private parking area and turning space to the side, this leads to a detached garage and large car port. A further outbuilding offers excellent versatility and could serve as a home office, studio or gym as required.

The extensive gardens, laid mainly to lawn with mature trees. Beyond the main garden lies an additional area of land, ideal for those seeking space, privacy and a strong connection to the surrounding countryside.

Altogether, The Cottage represents a rare opportunity to acquire a completely renovated country home in one of the area's most attractive rural locations, offering exceptional presentation, generous accommodation and land to match.

SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating. Superfast broadband is understood to be available in the area

DIRECTIONS

On entering the hamlet of Heathstock, the Cottage will be found on the left hand side.

What 3 Words [///fortress.manifests.pizza](https://www.what3words.com/fortress.manifests.pizza)



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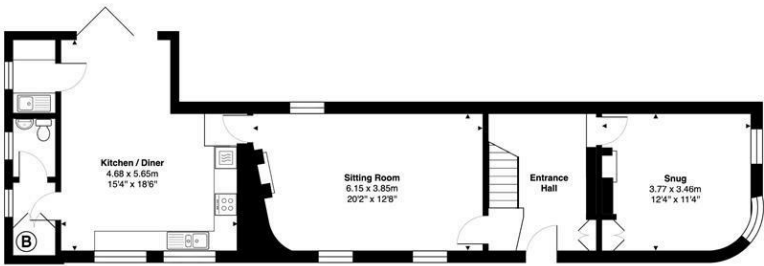


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

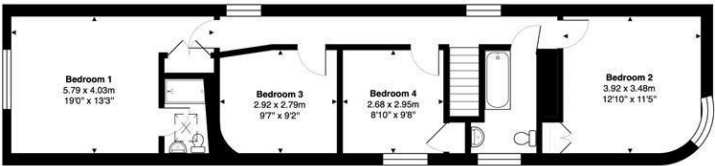
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Ground Floor
Area: 80.4 m² ... 866 ft²



First Floor
Area: 67.3 m² ... 724 ft²



Total Area: 147.7 m² ... 1590 ft² (excluding car port, garage)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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