



1 Tale Common Head



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Payhembury, Honiton, Devon EX14 3HH

Ottery St Mary 5 miles; M5 (J28) 6 miles

One of two period country cottages with fantastic views

- Far reaching views
- Period accommodation
- Two double bedrooms
- Council tax band C
- Rural location
- Sitting room with woodburner
- Storage shed
- Freehold

Offers In Excess Of £275,000

SITUATION

Beautifully located in the gently rolling hills of the East Devon countryside, this rural cottage is one of two enjoying fabulous countryside views, being conveniently positioned between the A30 near Ottery St Mary and the M5 at Cullompton.

Positioned in the hamlet of Higher Tale overlooking open fields, the two nearby villages of Clyst Hydon and Payhembury both have thriving communities, highly regarded primary schools, pubs and there is a community run shop in Payhembury. The site is also within easy reach of the popular village of Plymtree, which has a primary school, church, pub and community run shop.

The town of Ottery St Mary is easily reached and the larger town of Honiton is 8 miles distant, with Exeter a readily commutable 15 miles. The hamlets of Higher and Lower Tale are serviced by a range of facilities, including being within catchment for the much respected King's Secondary School, supermarkets and many independent shops.

The school bus to The King's School in Ottery St Mary picks up at the top of the road and Feniton train station is 4 miles away enabling access to the Exeter-London Waterloo line.



DESCRIPTION

This period cottage has lovely character accommodation with a light ambience, given the main rooms have a double aspect to the front and back, each enjoying fabulous views.

The accommodation includes an entrance hall which opens to two good size rooms on the ground floor with the sitting room centred on a wood burner within an inglenook style fireplace, and a kitchen/dining room with a range of units including an electric oven and hob as well as space and plumbing for a washing machine and a larder, off the rear is a glazed porch.

On the first floor are two double bedrooms, the largest with built-in wardrobe, there is a family bathroom with shower fitting over.

OUTSIDE

To the front there is space to park two cars.

Adjoining the house to the side is a storage building split in two with access front and rear (this is attached to the neighbours garage).

To the rear is a compact garden with a low maintenance terrace from which to enjoy the far reaching views across the adjoining flower borders and open fields beyond.

SERVICES

Mains water and electric. Private drainage (treatment plant shared with neighbour) and LPG central heating.

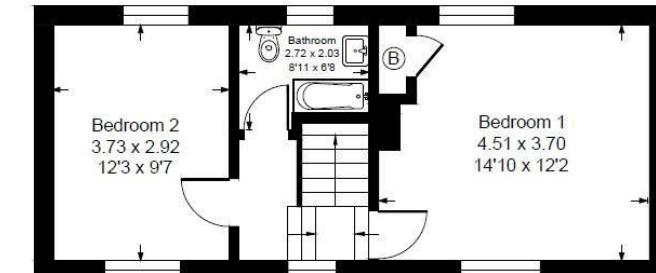
DIRECTIONS

From the old A30 at Fairmile, head North signposted to Escot and Talaton, pass Escot and before entering Talaton turn right signposted to Plymtree just beyond the brow of the hill. Continue on this road for just under 2 miles passing the turning to Payhembury and take the next left. The cottage is the first on your right.

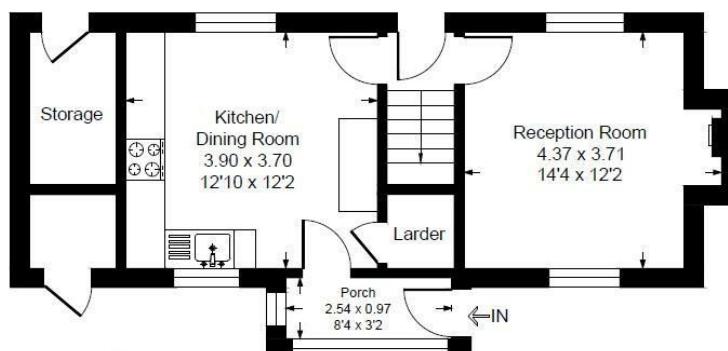


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Approximate Gross Internal Floor Area = 75.1 sq m / 809 sq ft

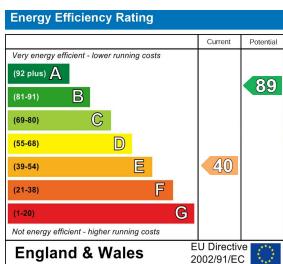


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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