



Pidgeons



Honiton centre 4 miles Axminster 7.6 miles
Jurassic Coast at Seaton 10 miles

Character country cottage in beautiful quiet location in 1.72 acres (0.695 ha)

- Beautiful rural setting
- Character cottage
- 2 Reception rooms
- Double garage & Store
- Country smallholding
- In all 1.72 acres (0.695 ha)
- Freehold
- Council Tax Band D

Guide Price £750,000



SITUATION

Positioned along a quiet country lane with just one other property this glorious character cottage is set in a gently elevated valley a short distance from the village of Cotleigh.

Cotleigh is a small village with the beautiful St Michaels church and a parish hall, located in the Blackdown Hills Area of Outstanding Natural Beauty, just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site. The property is located in the catchment area of Offwell Primary School.

The market town of Honiton is under 4 miles away to the west and provides primary and secondary schooling, a sports and leisure centre with swimming pool and a range of restaurants, cafes, shops and supermarkets. Honiton is also located on the main Exeter to London Waterloo train line and has easy access to the A30 and the City of Exeter to the West.

DESCRIPTION

The cottage occupies a tranquil setting in this pretty well timbered valley with a scattering of cottages and farms.

The house itself is believed to date back several hundred years and is well presented forming a comfortable country home. The lovely living space includes kitchen / breakfast room with a range of units and electric oven and hob, the sitting room is centred on a wood burning stove with evidence of a bread oven to the side, there is ample space for a dining table. A few steps down is a further family room which has French doors to a terrace.

On the first floor are four bedrooms; one from a separate staircase above the family room allowing the potential to split to form ancillary accommodation, subject to consents. The largest bedroom has vaulted ceilings and doors directly to the rear garden.

OUTSIDE

The cottage is found along a short drive (shared with a neighbouring property), which then leads into its own private drive up to a good sized parking area with timber built open fronted

Double Garage, Garden and Implement Store.

A gravel parking area and path leads down to the property where there is a lovely terrace and then a further path continuing to a garden store and sloping orchard area.

Another area of terrace is found at the rear of the cottage perfect for the morning sun and is adjoined by gently sloping lawned areas with a natural hedge and curving path going up to the Paddock. The paddock has been gently landscaped with various areas and paths for this fantastic smallholding, orchard area, willows, and a fallow area previously used for vegetables and pigs. A small copse provides additional shelter and wealth of wildflowers. The gardens and grounds extend to about 0.695 hectares (1.72 acres).

LAPSED PLANNING CONSENT

In Feb 2013 planning permission was granted Ref 13/0022/FUL (now lapsed) for a significant extension and re organisation of the accommodation creating an upside down arrangement. The plans also included improvement of the garage into a workshop and craft room. Plans available on the EDDC website.

SERVICES

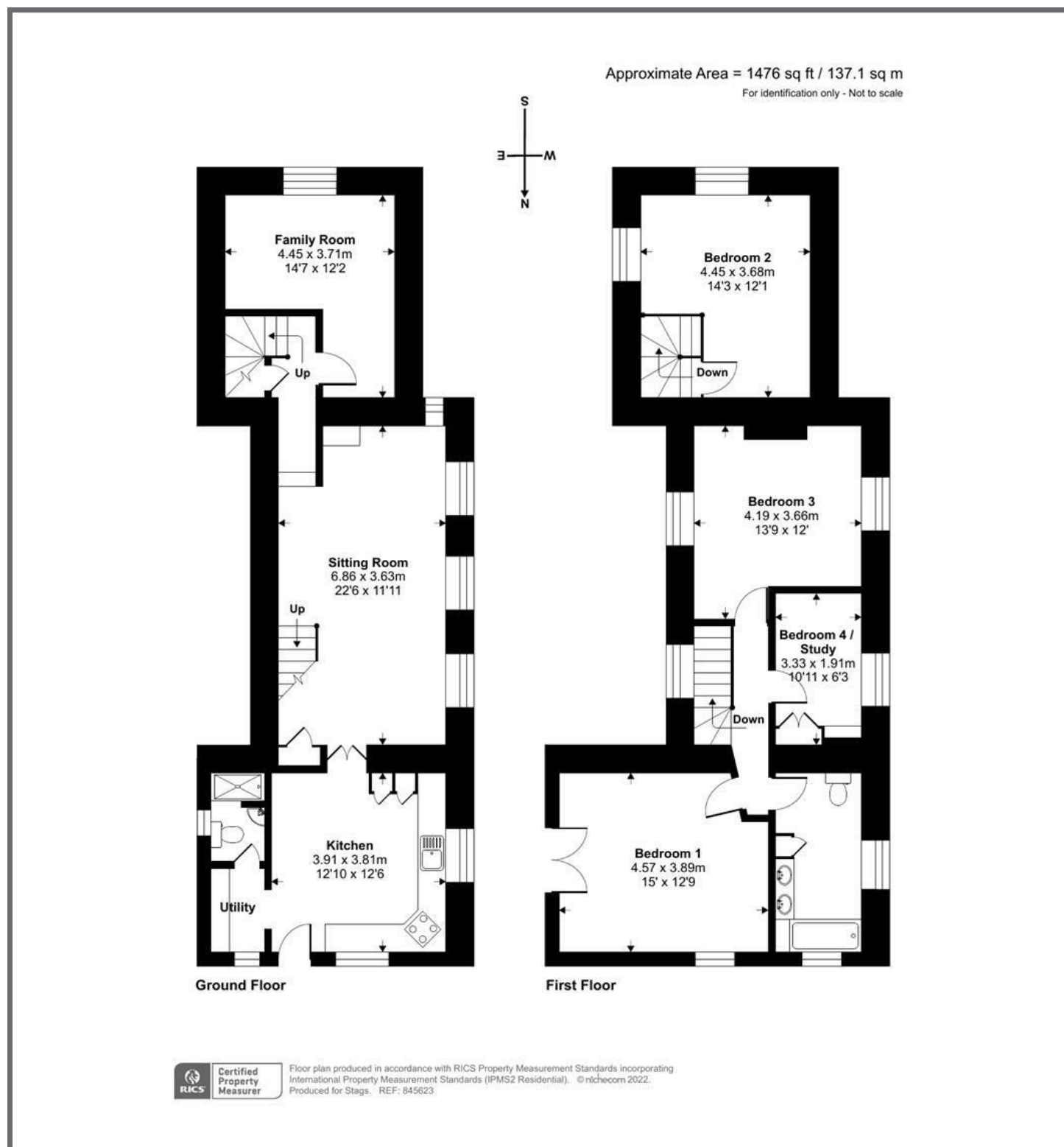
Private water and drainage. Mains electric. Oil-fired central heating.

DIRECTIONS

What3Words ///goose.uptown.havens

From Honiton head East on the A30 towards London. After about 5 miles turn right along Stockland Hill (Seven Mile Straight). In 2.9 miles turn right at Broadhayes Cross. At the bottom of the hill, turn left through the metal gate and the property is down this track after about 100 yards on your left.





These particulars are a guide only and should not be relied upon for any purpose.

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stags.co.uk



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-39) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		