



Slightly Foxed



STAGS

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Venn Ottery, Ottery St. Mary, EX11 1RZ

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Unique Grade II listed home in the heart of this small village

- Grade II listed
- Kitchen/living room
- 3 bedrooms (2 en suites)
- Ample Parking
- Freehold
- Beautifully presented
- Sitting room with fireplace
- Studio/4th bedroom with en suite
- In all about 0.42 acres
- Council tax band F

Guide Price £650,000

SITUATION

The property enjoys a wonderful position beside the Saxon Church, in the centre of Venn Ottery, a charming and peaceful village surrounded by the East Devon National Landscape (AONB). The property is ideally placed for the numerous local paths and tracks as well as amenities in nearby Tipton St. John.

DESCRIPTION

This unique Grade II listed home, which is a mix of brick, cob, and block, under a slate roof, has been thoughtfully restored and is beautifully presented throughout. The accommodation is flexible, featuring a stylish kitchen/ living room, three bedrooms (two with en suite facilities and dressing rooms), and a large family bathroom. The interiors combine character features with contemporary finishes, creating a welcoming and comfortable environment.

STUDIO

The versatile studio could serve as a fourth bedroom, home office, or creative space, with en suite facilities.

OUTSIDE

The property owns the drive from the public road, which with the parking is in a flood risk zone. There is ample parking for several cars, a cobble courtyard with attractive plants and a sloped lawn with productive fruit trees, raised beds, fruit cage, greenhouse and timber shed. The outdoor space is ideal for relaxing or entertaining, with mature planting and pleasant views over the village.

SERVICES

Mains water and electricity. Shared treatment plant drainage. Oil-fired central heating. Standard broadband available up to 27 Mbps, Starlink or mobile broadband suggested, mobile signal outside via EE, Three, O2 and Vodafone (Ofcom).

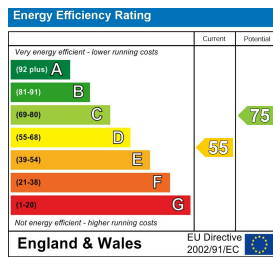
DIRECTIONS

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An aerial photograph of a property. In the foreground, a stone building with a dark corrugated metal roof and a wooden door is visible. To its right is a white building with a slate roof, featuring two skylights and a set of glass doors. A small black metal bench and potted plants are on the roof of the white building. In the background, a stone tower with arched windows stands amidst trees with autumn foliage. A green lawn is visible to the left of the stone building.



For identification only - Not to scale

