



Angel Cottage





# Angel Cottage

Yarcombe, Honiton, Devon, EX14 9BD

Chard 4 Miles; Honiton 8 Miles: Lyme Regis 15 miles.

A beautifully presented character cottage nestled in the picturesque village of Yarcombe, offering breathtaking views across the Yarty Valley. The property boasts a newly fitted kitchen and modern bathroom, along with a charming garden and convenient parking.

- Stunning countryside views
- Well presented characterful accommodation
- Bespoke modern kitchen
- High specification shower room
- Attractive Log burner
- Parking
- Village location
- Enclosed charming garden
- Freehold

## Guide Price £260,000

### SITUATION

Angel Cottage is situated in a prominent and elevated position in the heart of the Blackdown Hills Area of Outstanding Natural Beauty; enjoying stunning views across the Yarty Valley. The property is located in the village of Yarcombe with its old Public House and Medieval Church. 13 miles to the north is Taunton, the County Town of Somerset with rail links to London Paddington and access to the M5. Taunton offers a wide range of shopping facilities, leisure pursuits and a good range of private schools. Colyton Grammar School is within a 20 minute drive and the popular Woodroffe School at the costal Lyme Regis is within 15 miles. The town of Chard is approximately 4 miles, and Honiton 8 miles, both of which offer day to day facilities with Honiton holding a twice weekly street market, alongside a main line rail station to the London Waterloo line. Access to the A303 is just over 1 mile to the north.





## DESCRIPTION

Angel Cottage is a stunning Grade II listed former coach house, thoughtfully refurbished in recent years to create a charming and comfortable home with breathtaking views across the Yarty Valley.

On the ground floor, the property features a spacious sitting and dining room with a beautiful tiled floor, exposed stone walls, and a cosy wood-burning stove. French doors open out onto the patio, seamlessly blending indoor and outdoor living. The tiled flooring extends into the newly fitted, bespoke kitchen, which boasts a stylish range of base and eye-level units, along with modern appliances including an electric oven, hob, and extractor fan. There is also space for integrated appliances such as a washing machine, dishwasher, fridge, and freezer, ensuring both form and function.

Upstairs, you'll find two generously sized double bedrooms, each with fitted wardrobes. The master bedroom is further enhanced by a separate dressing area, offering additional convenience and space. A newly fitted contemporary bathroom completes the first floor, adding to the modern comfort and appeal of this delightful character home.

## OUTSIDE

At the front of Angel Cottage, there is convenient parking for one vehicle. To the rear, you'll find a charming courtyard garden, featuring both a patio and a gravelled area, perfect for relaxing and soaking in the stunning views across the Yarty Valley. Additionally, the property includes a recently refurbished stone shed, complete with power and lighting, offering excellent storage space.

## SERVICES

Mains electricity, water and drainage. The property is heated with a wood burning stove.

## DIRECTIONS

From Honiton proceed easterly on the A30 and after approximately 5 miles turn right sign posted Chard. Proceed along this road down the hill entering the village of Yarcombe. Proceed through the village with Yarcombe Inn on the left hand side. Angel Cottage is on the left adjacent to the Public House.

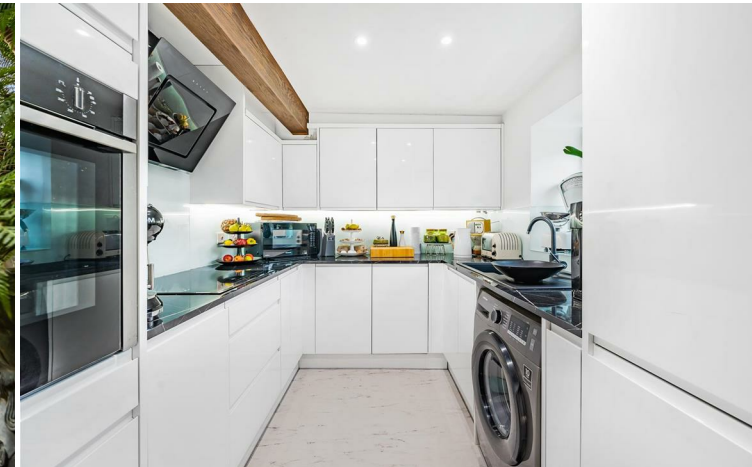
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## VIEWINGS

Strictly by appointment after calling Stags 01404 45885.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		27	27
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

