



Slightly Foxed



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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

Offers In Excess Of £600,000

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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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1751 sq ft / 162.7 sq m
 Outbuilding = 308 sq ft / 28.6 sq m
 Total = 2059 sq ft / 191.3 sq m
 For identification only - Not to scale

Ground floor

- Sitting Room: 5.00 x 3.66m (16'5" x 12')
- Bedroom 3: 4.09 x 2.69m (13'5" x 8'10")
- Kitchen / Dining Room: 7.93 x 5.03m (26' x 16'6")
- Utility: 2.84 x 2.49m (9'4" x 8'2")
- Bedroom 4 / Studio: 5.92 x 2.84m (19'5" x 9'4")

First floor

- Bedroom 1: 5.11 x 3.51m (16'9" x 11'6")
- Bedroom 2: 5.11 x 3.51m (16'9" x 11'6")
- Bedroom 3: 4.09 x 2.69m (13'5" x 8'10")
- Sitting Room: 5.00 x 3.66m (16'5" x 12')
- Kitchen / Dining Room: 7.93 x 5.03m (26' x 16'6")
- Utility: 2.84 x 2.49m (9'4" x 8'2")
- Bedroom 4 / Studio: 5.92 x 2.84m (19'5" x 9'4")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1363085



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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