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4 Redgate Cottages





Cullompton 4 miles Honiton 8 miles Exeter 13 miles

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### 3 Bedroom character cottage in the heart of the village with stunning gardens. Freehold. Council Tax Band C.

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- Character cottage
- Heart of the village
- Stunning kitchen
- 3 Reception rooms
- Useful storage shed
- Beautiful cottage garden
- Freehold
- Council Tax Band C

Guide Price £390,000



#### SITUATION

Set in the heart of the popular village of Plymtree, the property is located in a lovely tucked away position. Plymtree has a primary school, church, pub and community run shop. Nearby Honiton has a station on the London Waterloo line and access to the A30 whilst access to J28 of the M5 is at Cullompton. There is a secondary school in Cullompton and popular private schools of Blundell's and Wellington within reasonable reach.

The university and cathedral city of Exeter has an extensive range of shopping, private and state schooling and recreational facilities as well as railway stations on the London Paddington and Waterloo lines and an International Airport. The London Paddington line is also accessible at Tiverton Parkway just 12 miles away.

#### DESCRIPTION

This beautifully renovated character cottage is the last of 4 cottages backing onto the church in the centre of the village.

The unique accommodation has a beautiful feel with three reception rooms, the sitting room with a traditional inglenook fireplace and large wood burning stove, the generous kitchen is wonderfully fitted with a Belfast style sink, large range cooker and shaker style units with integrated dishwasher and microwave as well as a built in larder unit. Converted from an outbuilding on the side, is one of the reception rooms as well as a ground floor bedroom, providing some adaptability.

On the first floor are two good size

bedrooms, the largest with fitted cupboards and an exposed brick fireplace. Please note the 3rd bedroom is a flying freehold, over next door. There is an impressive family bathroom with large walk-in style shower and clawfoot roll top bath.

#### OUTSIDE

Beside the house is a sunny terrace enjoying a wonderful vista down the garden. The beautiful cottage gardens are gently landscaped with a sweeping lawn running down the centre weaving between well-stocked borders with a cobbled pathway to one side. At the end is a secluded patio next to a useful timber garden shed.

#### SERVICES

Mains water, electric and drainage.

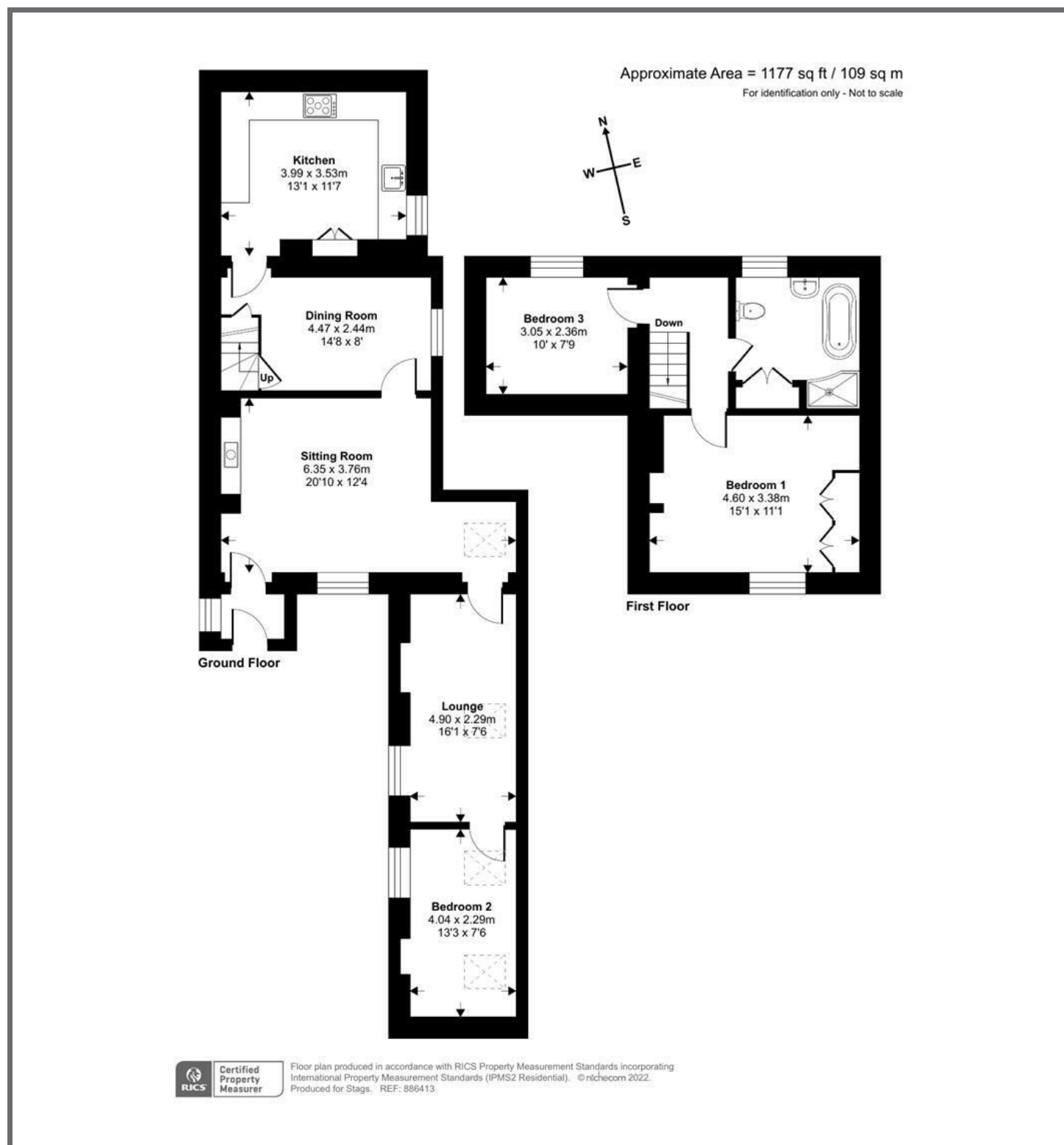
#### DIRECTIONS

From the centre of the village at the church, head north going around the corner and before you get to the top of the brow of the hill, the access gate down to the cottages is on your right.



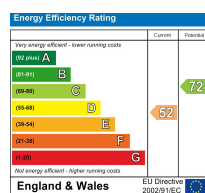






These particulars are a guide only and should not be relied upon for any purpose.

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