Kingstone Cottage

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Upottery, Honiton, EX14 9PF

What3words: ///green.condense.tools Taunton 12 miles, Lyme Regis 15 miles

Victorian stone cottage in 0.64 acres of glorious gardens

- Victorian cottage
- 3 bedrooms
- Kitchen and utility
- Timber studio
- Freehold
- No near neighbours
- 2 Reception rooms
- In all about 0.64 acres
- Garage and parking
- Council tax band E

Guide Price £550,000

Set in a rural position overlooking the Otter Valley in the Blackdown Hills National Landscape, Kingston Cottage sits just over a mile from the village of Upottery. The village offers a popular public house, village hall, church and a well-respected primary school and pre-school, and the A303 is within half a mile. Honiton lies to the south west and provides a range of facilities along with a railway station on the London Waterloo line.

This charming Victorian stone cottage with a slate roof has been improved over the years both internally and throughout the gardens. The accommodation includes a dining room and a sitting room with a log burner and doors opening to the garden. To the rear is a double aspect kitchen with a Rayburn, along with a utility room with WC. On the first floor are three bedrooms and a family bathroom.

The beautifully landscaped gardens are a real feature of the property. Extending to almost two thirds of an acre, they are well established and full of colour and interest. Within the grounds are two greenhouses, a garage or store, and a timber studio with power connected.

Mains water and electricity with oil central heating. Private drainage via a septic tank, not tested. Fibre broadband via Gigaclear up to 1,000 Mbps. Both indoor and outdoor mobile signal available on EE, Three, O2 and Vodafone (Ofcom).

C.BECHSTEIN

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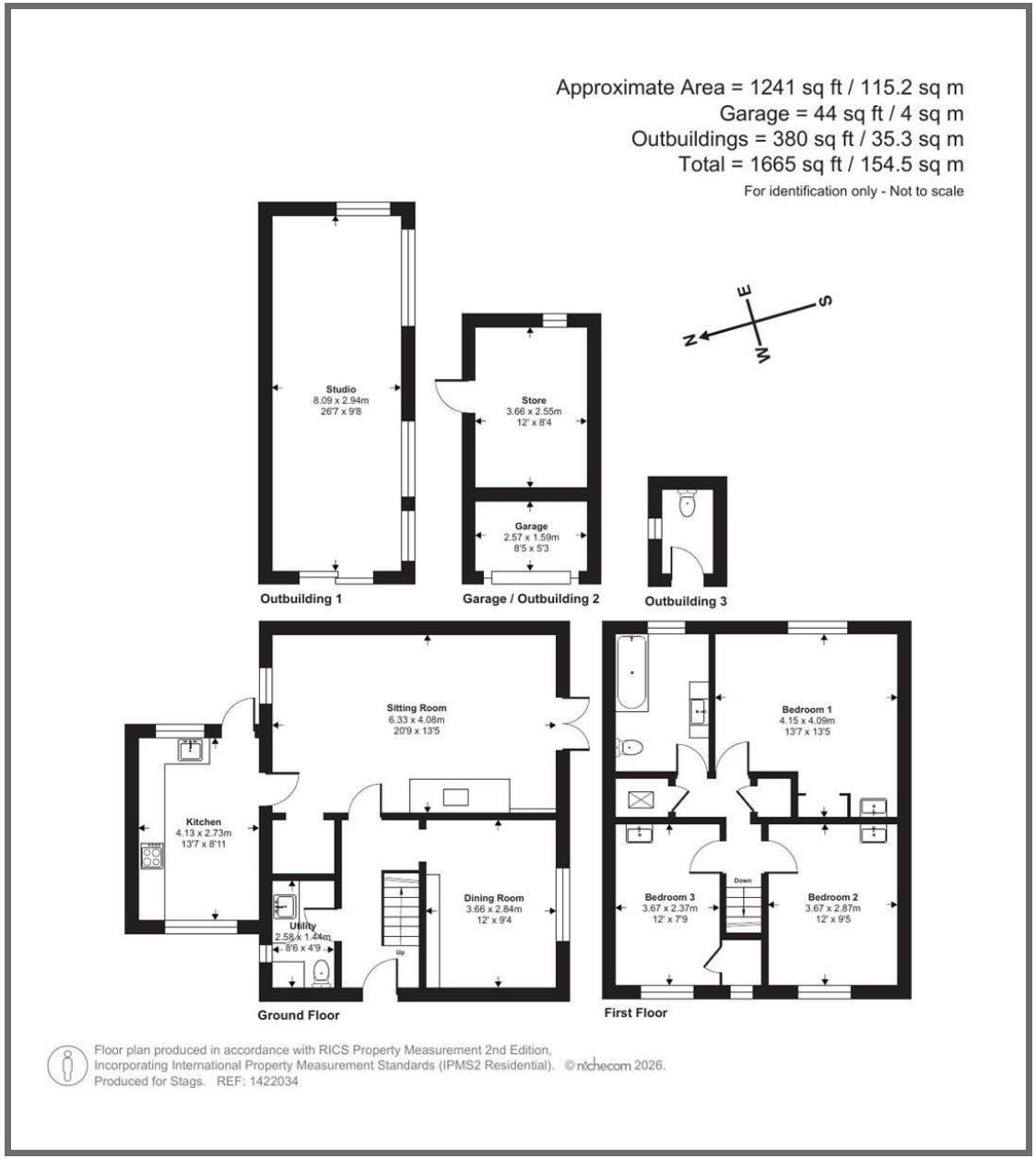

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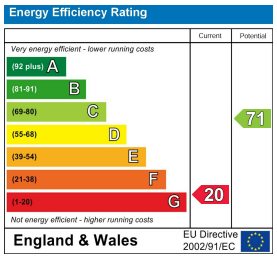

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