



Mews Cottage



# Mews Cottage

Wilmington, Honiton, EX14 9JN

## Well presented recently refurbished 2 bedroom cottage

- Part of Grade II listed House
- Communal 10 acre grounds
- Recently refurbished
- Leasehold with share of freehold
- Glorious location
- Access to pool, tennis court etc
- 2 Bedroom
- Council tax band C

Guide Price £195,000

### WIDWORTHY - SITUATION

Mews Cottage is situated beside the main prestigious house at Widworthy, a development of a Grade II Listed Country Mansion built by G S Repton Esq for Baronet, Sir Edward Marwood Elton in 1830.

Widworthy Court is situated approximately 3 miles to the east from the historic market town of Honiton. Honiton combines expected services and amenities with a diverse range of individual shops. The town is served by a direct rail service to London Waterloo, A30/A303 road connections to Exeter and the southeast respectively, Tesco, Aldi and Lidl superstores, a parkland golf course, sports centre/swimming pool and out of town business parks providing a wide range of services and facilities.



## DESCRIPTION

Set across the ground floor, the well presented and recently refurbished accommodation includes a large sitting room with fantastically high ceilings and a large window looking east out across the tennis court. There are two bedrooms, both with fitted cupboards. The kitchen and bathroom have recently been refitted to a high standard incorporating quality fittings.

## GROUNDS & FACILITIES

The property provides private allocated parking for one vehicle and additional parking for visitors or extra cars. Occupants can enjoy approximately 10 acres of communal parkland and gardens at Widworthy Court. Amenities include an all-weather tennis court, croquet lawn, well-equipped gymnasium, jacuzzi, sauna, indoor swimming pool, and changing/shower facilities.

## SERVICES

Mains electricity and water (metered). Private drainage. Standard broadband available. Full fibre internet will be available to Widworthy Court from summer 2024 (this project is already underway)

Mobile signal likely outside with EE, Vodafone, O2 and Three. There is a an annual service charge of £2050 for the Cottage, and an annual ground rent of £100, which is leasehold with a share of the freehold.

## DIRECTIONS

From Honiton proceed out of the town on the A35 towards Axminster. In about 2.5 miles, after passing through the 40 mph signs, turn right signposted to the Business Park. Take the next turning left onto the drive to Widworthy Court and follow this through the trees. Before approaching the main house, bear left at the fork to find the visitors' car park on the righthand side. Continue into the rear courtyard directly behind the main house to the north east.

## 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 0140442553. The team have lots of experience letting other properties at Widworthy Court.



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Ground Floor

Total Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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