



Daisy Cottage







# Daisy Cottage

Brampford Speke, Exeter, Devon, EX5 5DP

Exeter Cathedral (4.8 Miles), St David's Station (4.1 Miles)

A charming and beautifully presented Grade II Listed thatched cottage, situated in the heart of the highly sought-after Exe Valley village of Brampford Speke.

- Grade II listed
- Large mature gardens
- Three double bedrooms
- Two reception rooms
- Freehold
- Garage & parking
- Sought-after village
- Characterful features
- Westerly garden
- Council tax band: D

Guide Price £495,000

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@StagsProperty

## SITUATION

Daisy Cottage occupies a prominent position within the attractive village of Brampford Speke, one of the Exe Valley's most desirable rural communities. The village enjoys a strong sense of community and offers a well-regarded primary school, village church and popular gastro pub, whilst being surrounded by beautiful Devon countryside with numerous footpaths and walks nearby, including routes along the River Exe.

The cathedral city of Exeter lies approximately 5 miles to the south, providing an extensive range of shopping, dining, educational and recreational facilities, together with excellent transport links including mainline rail services and access to the M5 and A30. The nearby towns of Crediton and Tiverton are also easily accessible.

## DESCRIPTION

Daisy Cottage is a charming Grade II Listed semi-detached thatched cottage, believed to date from the 18th Century, occupying a desirable position within the heart of Brampford Speke. The property combines a wealth of period character, including exposed beams, inglenook fireplaces and deep window seats, with modern comforts and a sympathetic extension added in 2004.

Beautifully presented throughout, the cottage offers well-balanced accommodation, together with attractive gardens, a garage and private parking, all within easy reach of Exeter and the surrounding Exe Valley countryside.





## ACCOMMODATION

The property is entered via an entrance hall with cloakroom and staircase to the first floor. The sitting room is a particularly attractive reception room, centred around a substantial inglenook fireplace with wood-burning stove and featuring exposed ceiling timbers and a deep window seat. Double doors lead through to the dining room, a light-filled space with French doors opening onto the courtyard garden. The kitchen/breakfast room is fitted with a bespoke range of units and integrated appliances, complemented by a charming feature fireplace.

On the first floor are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobe and a second bedroom overlooking the garden. The accommodation is served by a family bathroom and a separate shower room.

## OUTSIDE

To the rear is a delightful enclosed courtyard garden, enjoying a sunny aspect and providing an ideal space for outdoor dining and entertaining. A gate leads to the garage, which benefits from power, lighting and useful mezzanine storage, together with private parking for several vehicles.

Beyond lies a generous lawned garden enclosed by mature hedging and shrubs, creating a private and peaceful setting. The garden enjoys a south-westerly aspect and includes a greenhouse, vegetable garden, timber shed and insulated garden office/studio with power and lighting.

## SERVICES

Utilities: Mains electric, mains water, mains drainage, telephone and broadband

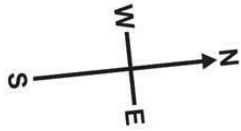
Heating: Oil fired boiler - installed in 2023

Tenure: Freehold

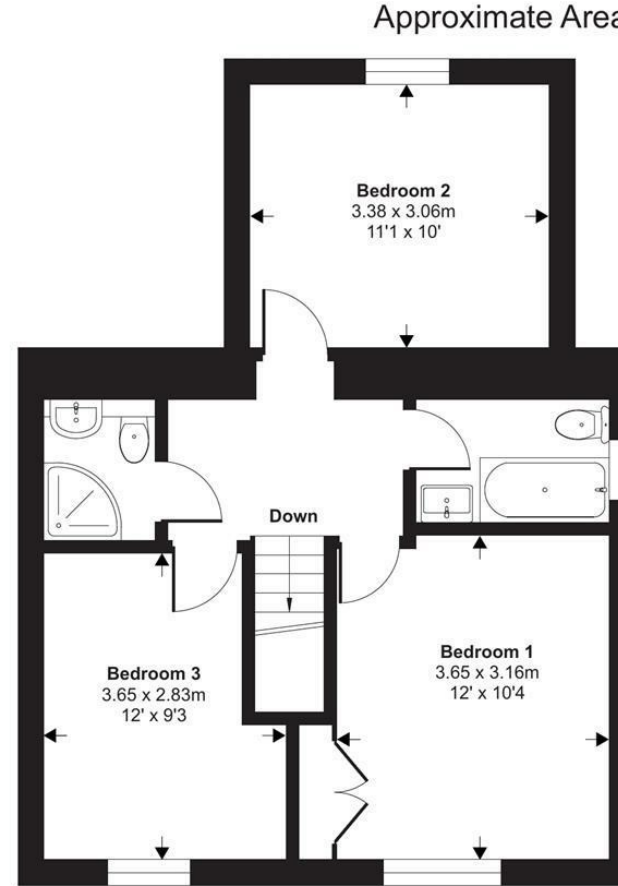
EPC: D(66)

The neighbouring property has a right of access across the driveway to access their garage.

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).



**Ground Floor**



**First Floor**

Approximate Area = 1086 sq ft / 100.8 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1463244



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>66</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	