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Lane End Cottage



Honiton 5.5 miles; Axminster 8 miles;

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## Wonderful secluded country cottage with lovely gardens

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- Detached
- 1/2 bedroom cottage
- Character accommodation
- Sitting room with wood burner
- Conservatory
- New uPVC windows
- PV Panels
- Wonderful gardens
- Freehold
- Council Tax Band E

Guide Price £400,000

### SITUATION

Lane End Cottage occupies an idyllic setting close to Stockland Turbery's (local common/amenity areas) just under 2 miles from the centre of this popular village. Whilst being surrounded by open countryside in the Blackdown Hills National Landscape (AONB), the property is in a wonderfully quiet position, yet surprisingly convenient being straight forward 3 mile drive from the A30 providing direct road links to Honiton and Exeter to the West and the A303 and London to the East. Stockland has a primary school and pre-school, village hall, ancient Church and well regarding community owned pub, The Kings Arms. There is a busy local community providing clubs including a popular tennis club and events throughout the year.

The market towns of Honiton and Axminster offer a good range of amenities and stations on the London Waterloo line. The nearby south coast provides a range of coastal pursuits with beaches at Lyme Regis, Branscombe, Seaton, Beer and Sidmouth.

### DESCRIPTION

This delightful small stone cottage has been within the same family ownership for over 40 years and has numerous improvements including recently installed upvc double glazing and updated PV panels.

Offering character accommodation, the kitchen has a range of units incorporating an electric oven and Rayburn, this is semi-open plan to the dining room which over looks the mature gardens. There is a sitting room with

inglenook fireplace and wood burner, conservatory and a ground floor bedroom/study with adjoining shower room. There is also a small utility/rear porch.

On the first floor is a double aspect main bedroom and adjoining shower room with electric under floor heating.

### OUTSIDE

Extending to about 1/5 of an acre the gardens have been lovingly landscaped over the years with established mature shrubs, including a magnificent Magnolia and south facing lawn. There is a small garage and parking for 2 cars next to the track.

### SERVICES

Mains electric. Oil fired central heating. Photo voltaic panels (recently replaced) with 10 years left of the lower rate Feed In Tariff generating a small income. Water is a shared spring supply, maintained by On Tap (recently tested). Private drainage via old septic tank (not tested) will be replaced with a treatment plant. Broadband via Gigaclear (Up to 1,000 Mbps), mobile signal outside variable on EE, O2, Three and Vodafone (Ofcom).

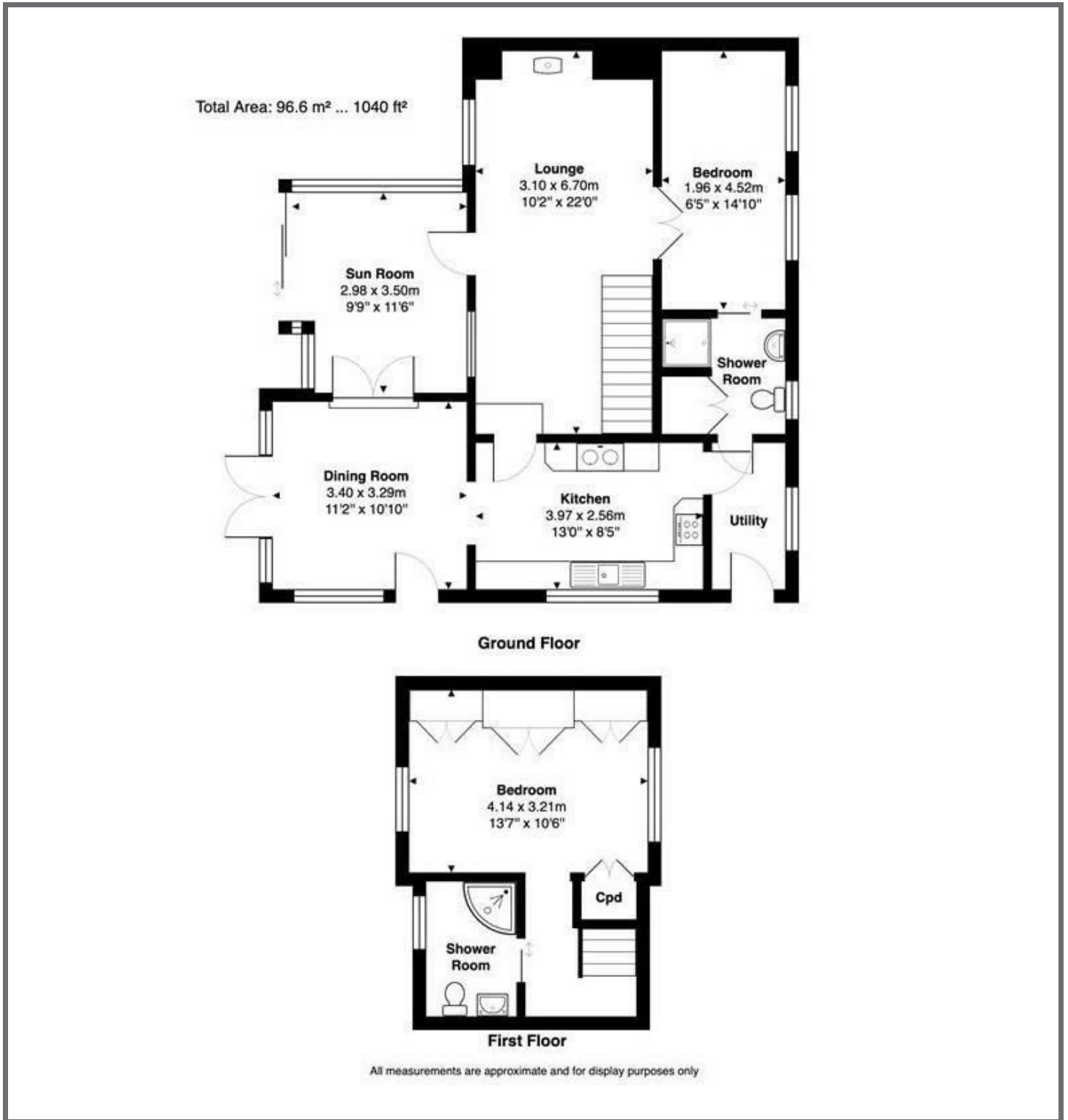
### DIRECTIONS

What3Words: ///sisters.spark.degrading

### AGENTS NOTE

Please note the vendors are building a house, below the property, the existing garden will naturally screen the house.





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.



| Energy Efficiency Rating                    |           | Current                 | Potential |
|---|-----------|-------------------------|-----------|
| (92-100) A                                  | (81-91) B |                         | 86        |
| (69-88) C                                   | (49-68) D | 67                      |           |
| (29-68) E                                   | (9-28) F  |                         |           |
| (1-28) G                                    |           |                         |           |
| Net energy efficient - higher scoring coats |           | EU Directive 2002/91/EC |           |
| England & Wales                             |           | 2002/91/EC              |           |

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885

honiton@stags.co.uk

stags.co.uk



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