



Four Elms Cottage



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Yarcombe, Honiton, Devon, EX14 9AU

What 3 Words ///limo.imprinted.soft

Extended period cottage with fantastic views, studio/workshop and meadow. No onward chain.

- Fantastic views
- Paddock
- Double aspect sitting room
- Studio/workshop
- Freehold
- Glorious gardens
- 3 bedrooms
- Kitchen diner with fireplace
- In all about 2.55 acres
- Council tax band D

Guide Price £600,000

Set in an accessible rural position on the edge of Yarcombe, towards Chard, the property enjoys breathtaking views across the Yarty Valley. Situated within the Blackdown Hills National Landscape, there are numerous footpaths and quiet country lanes to explore the surrounding rolling countryside.

This attractive stone cottage has been substantially extended and improved by the current owners, successfully blending character features with modern comforts while making the most of its outstanding south and west-facing views. The accommodation includes a double aspect sitting room with underfloor heating, a spacious conservatory, a kitchen/dining room with fireplace and fitted units, and a utility room. On the first floor are three bedrooms and a family bathroom.

A driveway provides parking for three vehicles, although pedestrian access is reserved for a neighbouring house. The former garage has been partially converted to create a useful studio and workshop.

The gardens are a particular highlight, enjoying a sunny south and west-facing aspect with an extensive terrace, lawns, mature hedging, vegetable garden and a range of garden sheds. Beyond the garden lies a paddock with direct access onto a quiet Devon lane.

SERVICES. Mains water and electric. Oil fired central heating. Private septic tank and shared drainage outflow. Ultrafast broadband up to 1,800 Mbps, mobile coverage good outdoors (Ofcom)





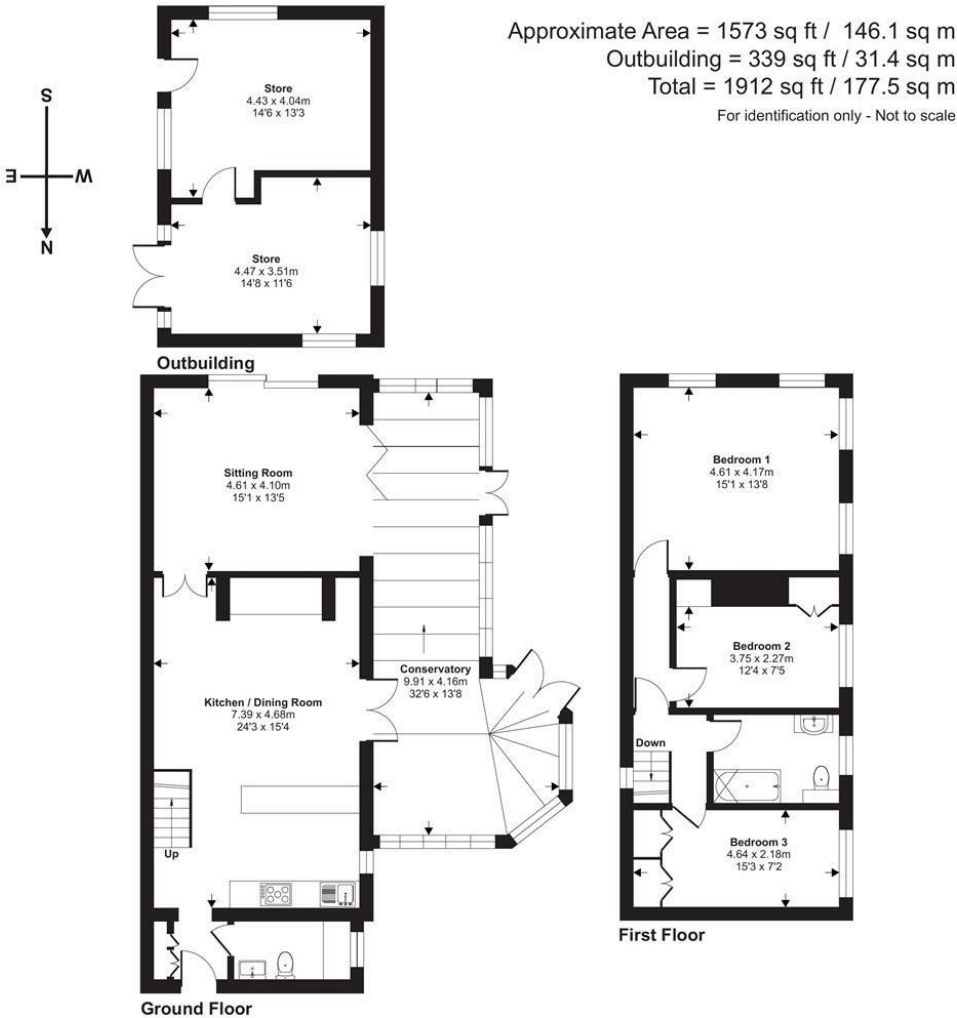
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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