

Honeysuckle Cottage,







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Shillingford St. George, Exeter, Devon, EX2 9QN

Exeter centre (3 Miles), Haldon Forest Park (2 Miles)

A charming and beautifully presented two-bedroom cottage with generous living space, landscaped gardens, ample parking and a substantial barn, set in a sought-after village on the edge of Exeter. No onward chain.

- No onward chain
- Generous plot with gardens and ample off-road parking
- Charming barn conversion with modern finishes
- Two spacious double bedrooms, both en-suite
- Freehold
- Large barn providing storage, workshop and garaging
- Well-appointed kitchen with island and breakfast bar
- Underfloor heating on the ground floor
- Sought-after village location on the outskirts of Exeter
- Council tax band: E

Offers In Excess Of £575,000

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SITUATION

Honeysuckle Cottage is situated in the sought-after village of Shillingford St. George, a picturesque setting on the edge of Exeter. The village enjoys a strong community feel whilst offering convenient access to the Cathedral City of Exeter, which provides an extensive range of shopping, dining, schooling and transport facilities, including mainline rail links and access to the M5 and A30. The surrounding area offers an abundance of countryside walks and outdoor pursuits, making this an ideal location for those seeking a balance between rural living and accessibility.

DESCRIPTION

Honeysuckle Cottage is a charming and beautifully presented two double bedroom barn conversion, offering spacious and well-balanced accommodation throughout. The property combines character features with contemporary finishes, creating a light and welcoming living environment ideally suited to modern lifestyles. A particular feature of the property is the excellent flow between the principal living spaces, along with the generous proportions of both the accommodation and the plot. The property also benefits from substantial outbuildings, including a large barn, providing excellent versatility for storage, workshop use or garaging.

ACCOMMODATION

The property is entered via an entrance porch, with a conveniently located cloakroom/WC. The sitting room is an impressive and well-proportioned space, filled with natural light and enjoying direct access to the garden via glazed French doors. A freestanding log burner provides an attractive focal point, creating a warm and inviting atmosphere, whilst a staircase rises to the first floor. Double doors lead through to the spacious dining room, offering ample room for a large dining table alongside a further seating area, making it a highly versatile family and entertaining space. The dining room flows seamlessly into the kitchen, creating an open-plan feel. The kitchen is well-appointed with a range of fitted units, integrated appliances and a central island with breakfast bar. The room benefits from excellent ceiling height and extensive glazing, allowing for plenty of natural light, along with a side door providing access to the outside.













On the first floor are two generous double bedrooms, both benefiting from built-in storage and en-suite facilities. The principal bedroom enjoys an attractive outlook to the east, with large glazed windows allowing for an abundance of morning light and far-reaching views. The second bedroom is equally well-proportioned, making it ideal for guests or family.

OUTSIDE

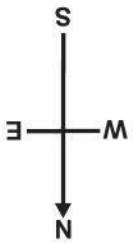
The outside space is a particular feature of Honeysuckle Cottage, with the property set within a generous plot. The gardens provide a pleasant setting for outdoor dining and relaxation, with direct access from the sitting room enhancing the indoor-outdoor lifestyle. There is ample off-road parking for multiple vehicles.

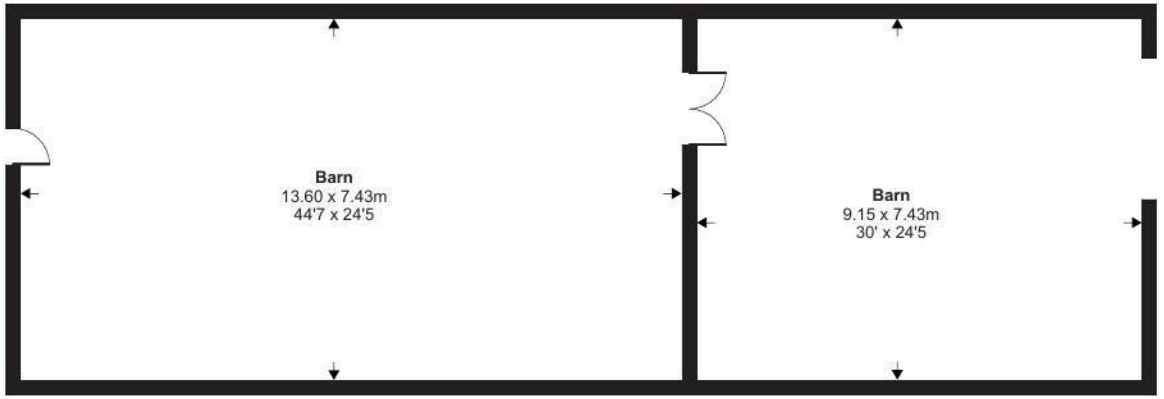
A standout feature of the property is the substantial barn, currently utilised as a combination of storage, workshop and garaging, offering significant flexibility for a variety of uses. In addition, there is a further barn which is shared with neighbouring properties.

SERVICES

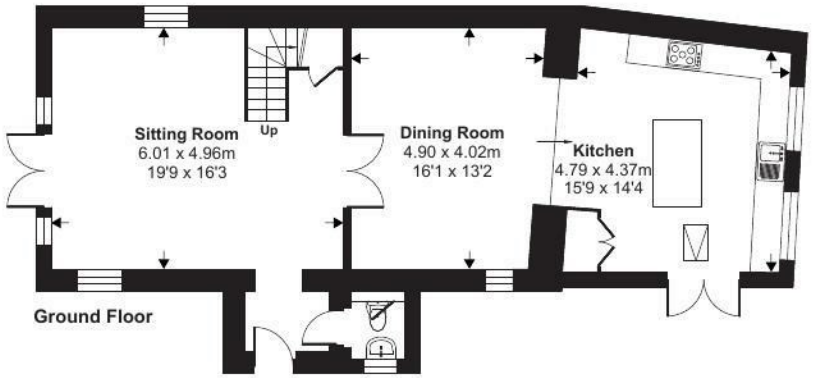
Utilities: Mains electricity and water
Drainage: Mains drainage
Heating: Oil fired boiler - Underflooring heating on the ground floor and wood burner
Tenure: Freehold
EPC: C(74)
Council tax band: E
Standard and Ultrafast broadband available (Ofcom)
EE, Three, O2 and Vodafone mobile network available (Ofcom)

Approximate Area = 1393 sq ft / 129.4 sq m
Outbuilding = 1843 sq ft / 171.2 sq m
Total = 3236 sq ft / 300.6 sq m
For identification only - Not to scale

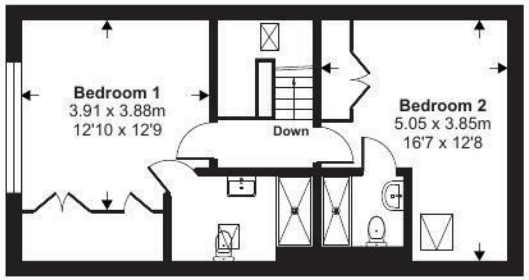




Outbuilding

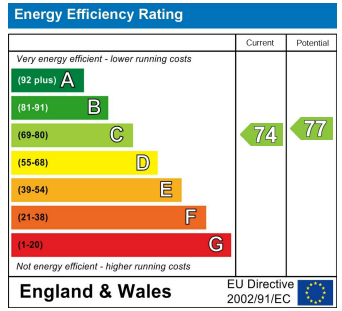


Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1434209



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