

STAGS

Primrose Cottage

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, Honiton, EX14 9TS

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A beautifully presented detached barn conversion situated in a rural location close to Honiton

- No onward chain
- Stone barn conversion
- 3/4 Bedrooms
- 2 Outbuildings
- Council Tax Band D
- Countryside views
- Adaptable accommodation
- 0.3 Acre Garden
- Parking
- Freehold

Offers In Excess Of £450,000

SITUATION
Set in a beautiful rural location within the East Devon National Landscape (formerly AONB), yet just moments from the vibrant market town of Honiton. The town offers an excellent range of shops and services, primary and secondary schools, a leisure centre, and a mainline railway station with links to Exeter and London Waterloo.
DESCRIPTION
A superb three/four-bedroom stone barn conversion enjoying wonderful rural views, originally converted just over 30 years ago. The property combines character features with countryside tranquility and offers an adaptable layout arranged partly on split levels and over two floors.
The lower ground floor includes a farmhouse-style kitchen, a sitting room with wood burner, a ground floor bedroom/dining room, and a study. From the kitchen, a half-stair leads to a shower room and a generous double bedroom with its own external door. The first floor provides two further double bedrooms and a family bathroom.
OUTSIDE
The property benefits from parking for several vehicles. Steps lead to a pedestrian gate giving access to the rear garden, while a gravel pathway winds to the front, where a private gravel terrace and a small lawn are framed by mature trees and shrubs.
To the rear, the substantial garden is mainly laid to lawn, complemented by established planting, a paved patio area, and a covered canopy—perfect for outdoor entertaining.
OUTBUILDINGS
Two good-sized timber-framed sheds provide excellent storage and versatility.
SERVICES
Mains electricity with PV panels. Private water supply and septic tank drainage. Oil-fired central heating. Standard broadband available; Starlink recommended. Mobile signal variable outside (Ofcom).













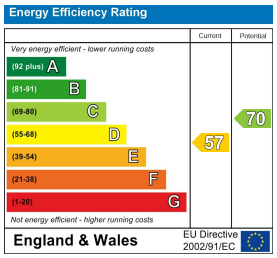






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





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