

1 Mill Lane

STAGS

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Alfington, Ottery St. Mary, Devon, EX11 1PF

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A delightful thatched cottage featuring a stylish country kitchen, cosy living spaces, three bedrooms, charming gardens and off-road parking.

- Period thatched cottage
- Country kitchen
- Private garden
- Utility room
- Freehold
- Three bedrooms
- Grade II listed
- Off-road parking
- Character features throughout
- Council Tax Band D

Guide Price £360,000

SITUATION
Alfington is a rural village positioned between the market towns of Ottery St Mary and Honiton with excellent access to the A30, Exeter and the East Devon coast. The area is renowned for its attractive rolling countryside, network of footpaths and bridleways, and proximity to the Jurassic Coast,
DESCRIPTION
Entered via an attractive porch, the accommodation is full of character, with exposed beams and a warm, welcoming feel throughout. The beautiful sitting room flows seamlessly into the dining room, creating an excellent space for both everyday living and entertaining. Beyond, a well-appointed country kitchen enjoys a dual-aspect outlook and is fitted with a Rangemaster cooker, complemented by a practical utility room. To the front of the property is a versatile study with feature fireplace, which could equally serve as a ground-floor double bedroom. A family bathroom completes the ground floor.
On the first floor are two bedrooms, including a generous principal suite with dressing room and en suite shower room, while the second bedroom benefits from built-in storage.
OUTSIDE
The gardens have been attractively laid out to make the most of the countryside views beyond, with well-stocked borders, raised vegetable beds, a potting shed, timber workshop (both with light and power), and inviting seating areas to enjoy throughout the seasons. A pedestrian gate leads through to a gravelled parking area providing off-road parking for multiple vehicles. There is a pedestrian right of access for the neighbouring cottage.
SERVICES
Mains water and electricity, sewerage treatment plant. Oil-fired central heating. Solar panels and EV charger.
Superfast broadband available, and good mobile signal with EE, Three, O2 and Vodafone (Ofcom, 2026).



















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.

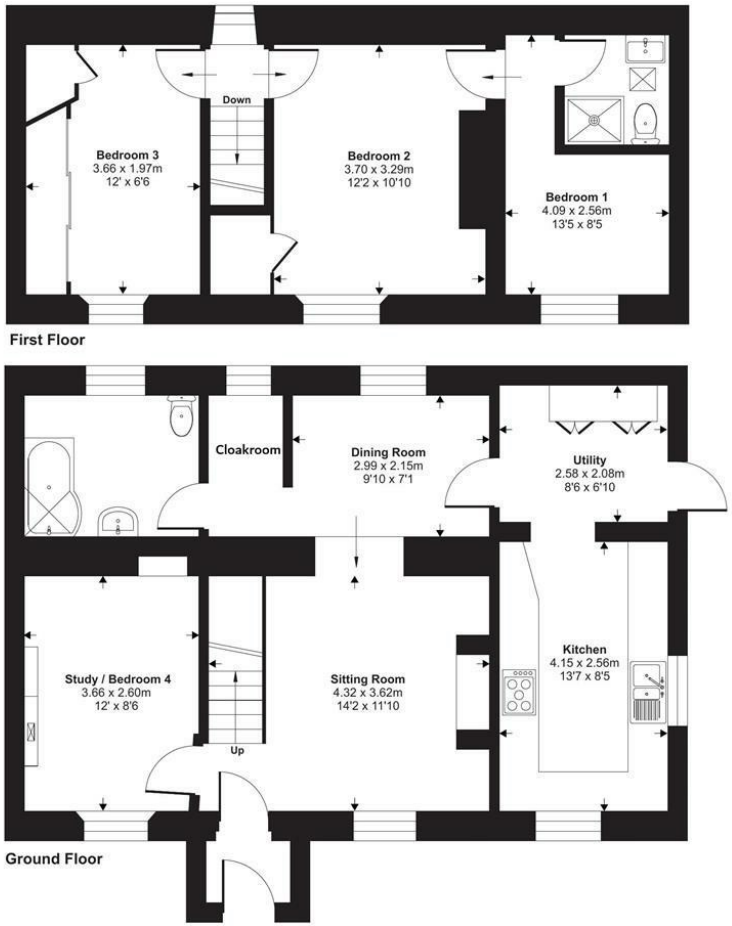


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Approximate Area = 1101 sq ft / 102.2 sq m

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: 1535851