

Foxwood

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Cotleigh, Honiton, Devon, EX14 9HZ

Honiton 4.3 miles ///slept.completed.verbs

Discreetly Available - Character 3 bedroom cottage with stone stables and paddocks running down to a stream. In all 1.71 acres. EPC E

- 3 Bedroom cottage
- Sitting room with woodburner
- Cottage gardens
- Paddocks running down to stream
- Freehold
- Open plan kitchen/dining
- 3 bedrooms (1 en suite)
- Stone/block built stables
- In all about 1.71 acres (0.69 ha)
- Council tax band D

Guide Price £575,000

Set in a wonderfully peaceful position within the Blackdown Hills National Landscape (formerly AONB), this attractive stone cottage enjoys excellent accessibility, being just 1.3 miles from the A303.

This semi-detached character home has been extended in the past to create a comfortable and well-balanced family property. The heart of the home is a spacious open-plan kitchen/dining room with double sliding doors opening onto a wraparound patio and garden, ideal for entertaining and enjoying the surrounding countryside. The double-aspect sitting room features a striking fireplace with a wood burner, providing a cosy focal point. Completing the ground floor is an entrance porch and a cloakroom/WC.

Upstairs, there are three bedrooms, two with built-in storage and the principal bedroom benefits from an en suite shower room.

The property is approached via a short shared drive, leading to a gravelled parking area and a substantial stone-built stable block, comprising two stables and a tack room. The land is predominantly arranged as two paddocks, well enclosed by mature hedge banks. The larger paddock extends down to a stream, offering a picturesque natural boundary.

Services: Mains electricity and water. Recently installed shared sewage treatment plant. Fibre broadband available via Gigaclear (up to 1,000 Mbps). Outdoor mobile coverage reported on EE, Three, Vodafone and O2 (source: Ofcom).















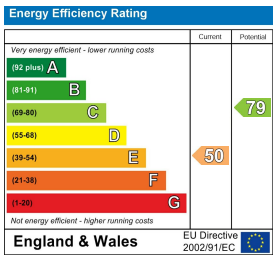




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