

STAGS

Cosy Neuk

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, Honiton, Devon, EX14 9LQ

What3Words: ///letters.salad.handover

Unique 2 bed timber bungalow in just under 3 acres of meadow with glorious views

- Far reaching views
- Blackdown Hills
- 2 bedrooms
- Gently sloping meadow
- Freehold
- No near neighbours
- Timber bungalow
- Garden with mature trees
- 2.82 acres
- Council Tax Band D

Guide Price £500,000

Set within the Blackdown Hills National Landscape, the property enjoys a wonderfully private and elevated rural position with far reaching views across the surrounding countryside. The nearby village of Stockland lies within easy reach, whilst the market towns of Honiton and Axminster provide a comprehensive range of amenities together with mainline rail connections.

This unique timber frame and clad bungalow sits beneath an asbestos tiled roof, offering charming and well presented accommodation, having been thoughtfully refurbished by the current owners over the past 15 years. Improvements include redecoration throughout, together with a refitted kitchen and bathroom and updated electric heating and hot water systems. The property retains a light and comfortable feel, with accommodation comprising a reception hall, sitting room, kitchen, two bedrooms and a bathroom. A covered veranda provides an attractive entrance and a pleasant space from which to enjoy the outlook

The property is set within attractive gardens and grounds which form a particular feature, extending to approaching 3 acres. The gardens surround the bungalow and are interspersed with a variety of mature trees and shrubs, leading to gently sloping meadow pasture which enjoys vehicular access. A useful machinery store provide further practical space.

Mains water & electricity. Private drainage. Electric heating and hot water systems. Although not connected fibre broadband via gigaclear is available, mobile signal is good outdoors (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.



Approximate Area = 592 sq ft / 54.9 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 761 sq ft / 70.6 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: 1466796

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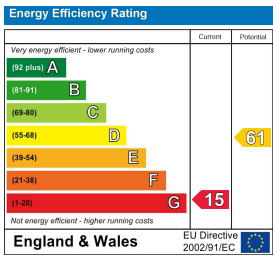

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