



Burrowton Cottage  
Broadclyst | Devon | EX5 3DA

# BURROWTON COTTAGE

*Situated on the edge of the desirable village Broadclyst, Burrowton Cottage seamlessly blends the rustic charm and tranquillity of country living with the comfort and efficiency of modern living.*







# KEY FEATURES

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Enjoying the fresh air and countryside vistas from almost every aspect, this beautifully appointed home offers recent renovation and contemporary upgrades, all while maintaining the historic character.

## Accommodation

### Ground floor

The heart of the home is a bright and contemporary kitchen, finished with sleek cream cabinetry, integrated appliances, and ample storage throughout. A central peninsula provides both extra workspace and a breakfast bar, making it perfect for everyday living. Large windows bring in natural light, giving the kitchen a fresh, airy feel.

Adjoining the kitchen is the dining area, an open and welcoming space ideal for family living or entertaining. With high ceilings, pendant lighting, and room for a large dining table, it effortlessly creates a warm, homely feel.

Leading to the Garden room, you are immersed in stunning views across the garden and grounds. This light-filled space is ideal as a quiet reading nook, morning coffee spot, or a place to enjoy the changing seasons. With tiled floors and access to the garden, it seamlessly blends indoor and outdoor living.

Down the hallway you will find the living room which has been perfectly designed for comfort and relaxation. Featuring large sliding doors that open directly to the garden and flood the room with natural light, the views of the landscaped outdoor space make this an inviting retreat for the whole family. Additionally, you will find a log burner set within a characterful fireplace providing a charming focal point, crafting a cosy ambience during the cooler months.

The ground floor also benefits from a guest cloakroom and a practical utility room.











## SELLER INSIGHT

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“ *Living at Burrowton Cottage, Broadclyst has been such a joy for us. The space and layout are wonderfully versatile – we’ve always loved how it gives us room to spread out as a family yet still draws us together around the dining table in the evenings. There’s a special kind of peace here: waking up to birdsong in the mornings, enjoying the clean, fresh air, and watching the wildlife that visits the garden and fields.*

*We’ve made so many memories – family cinema nights, inviting neighbours round for crafts, and joining in with the local community events that make village life feel so welcoming. The large patio is a perfect spot for entertaining, and the old well, dating back to 1911 when the house was built, is a charming feature that always catches people’s attention.*

*Outdoors, the garden and fields extend to just over two acres, with apple trees and blackberry bushes that bring their own harvest each year. The garage has been an ideal space for tinkering with cars and engines, while the openness of the land offers freedom and calm that’s hard to find.*

*What we’ve loved most is the balance: the countryside feel, the quietness, the space, and yet still being close to amenities. Burrowton Cottage has given us room to live, to laugh, to create, and to share – it’s been a truly special place to call home.”\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### First floor

Upstairs, you have a comfortable and well-proportioned main bedroom, enjoying a dual-aspect outlook over the gardens. With clean décor and plenty of natural light, you can also take advantage of the adjacent dressing room, providing excellent storage and convenience.

There are two further spacious bedrooms adding to the accommodation.

The family bathroom is finished to a contemporary standard, with a large walk-in shower, sleek vanity unit with storage, and a backlit mirrored cabinet. Neutral décor and modern fittings make this space both practical and stylish, ideal for busy family life.



















### Potential Annexe

You will find the sitting room of the potential annexe next to the living room accessed via the main house. This impressive reception room is a bright and welcoming space, enhanced by its double-height ceiling, exposed beam, and full-height windows. A feature wood-burning stove creates a cosy focal point, with a door providing direct access to the garden, making it an ideal room for both entertaining and everyday family living.

Walking up the stairs to get to the bedroom, there is a landing currently used as an office space with a balcony which offers a delightful spot to enjoy the surrounding gardens and landscape.

The potential annexe bedroom is a standout feature of the home, with its generous proportions, vaulted ceiling, and exposed beams. A skylight and dual-aspect windows flood the space with natural light, creating a serene and airy retreat. The ensuite cloakroom is an added convenience and there is also ample scope to incorporate a useful dressing area.









# KEY FEATURES

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## Gardens and Grounds

The cottage is beautifully positioned within 2.23 acres of gardens, woodland and outbuildings. Ample parking is provided on the gated driveway with an electric car charging port, alongside a detached double garage offering plenty of storage.

The south-facing garden is a true sanctuary, designed for both tranquillity and entertaining. A sun terrace offers ideal space for al fresco dining and summer gatherings, with a delightful piece of history - a well dating back to 1911 when the property was constructed.

Further down, a converted stables offers abundant storage. Here, you have plenty of space for a workshop or even for a ride-on lawn mower to tend to the lush green areas that the property delivers.

## Location

Burrowton Cottage is set on the outskirts of the sought-after village of Broadclyst, just five miles from Exeter, offering the perfect balance of rural tranquillity and city convenience. Surrounded by picturesque Devon countryside, the property benefits from excellent local amenities, including shops, pubs, and well-regarded schools such as Broadclyst Community Primary School and Clyst Vale Community College. Cranbrook station and regular bus links provide strong transport connections, while the nearby National Trust's Killerton Estate and scenic walking routes add to the area's charm. With its welcoming community and close proximity to Exeter's vibrant city centre and the M5, Broadclyst is an ideal location for families and professionals alike.



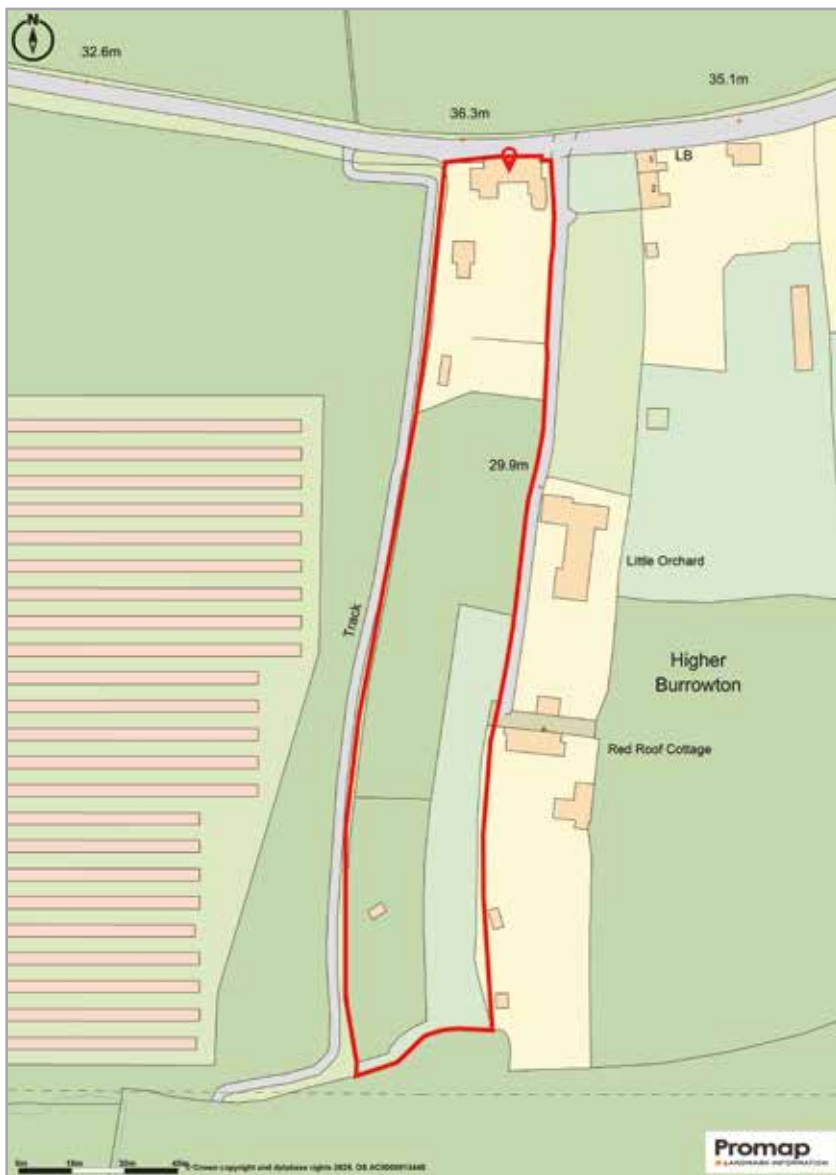












# INFORMATION

**Tenure**  
Freehold

**Services**  
Mains water and electricity, private drainage and oil fired central heating.

**Local Authority**  
East Devon Council

Council Tax Band F





# Burrowton Cottage, Broadclyst, Devon

Approximate Gross Internal Area

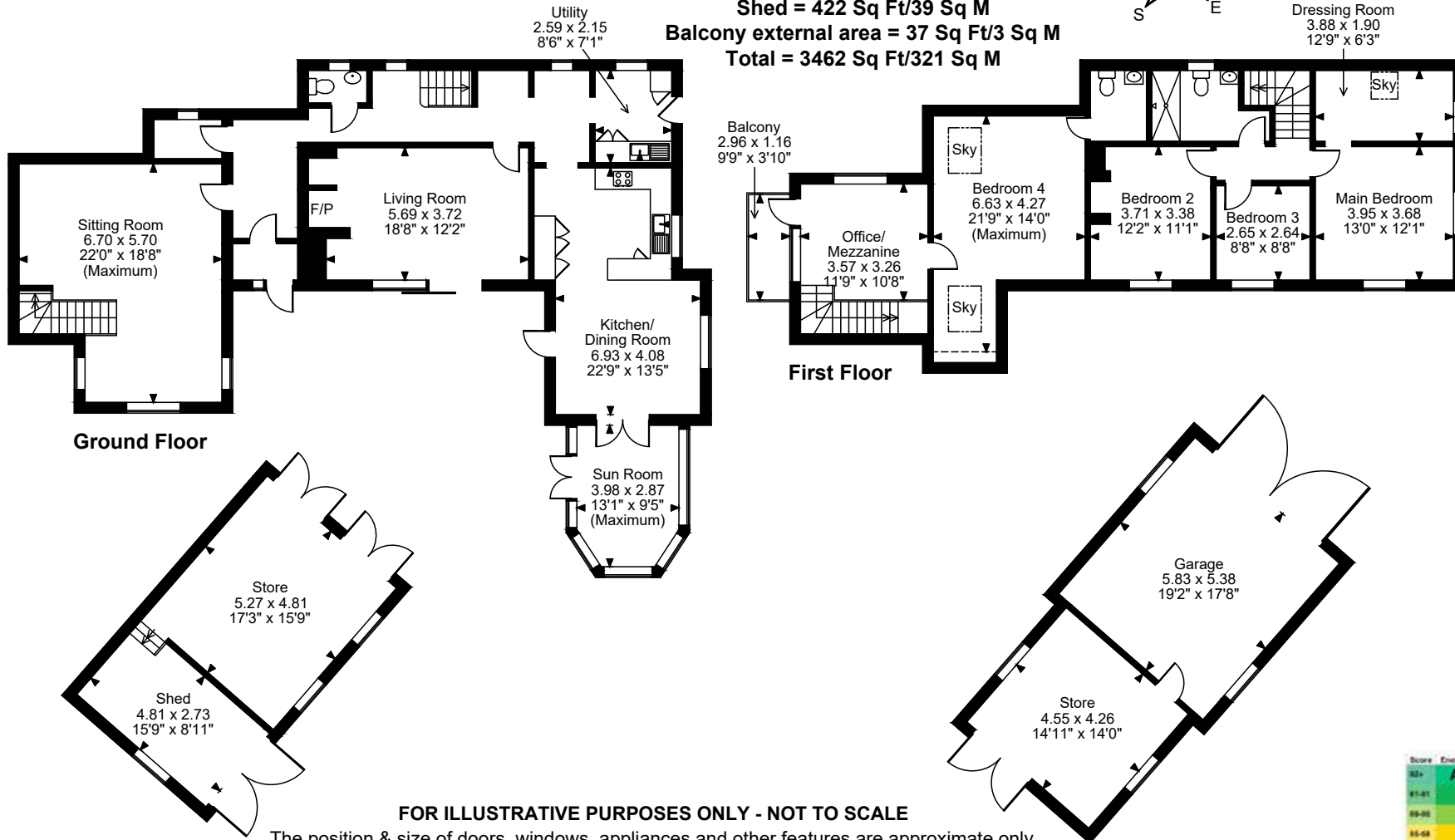
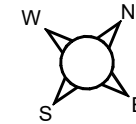
Main House = 2486 Sq Ft/231 Sq M

Garage = 554 Sq Ft/51 Sq M

Shed = 422 Sq Ft/39 Sq M

Balcony external area = 37 Sq Ft/3 Sq M

Total = 3462 Sq Ft/321 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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Council Tax Band: F  
Tenure: Freehold









# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
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