



St. Marys Cottage, Stockleigh English

Guide Price £415,000

HELMORES
SINCE 1699

St. Marys Cottage

Stockleigh English, Crediton

- Beautifully restored detached cottage
- Grade II Listed & dating back to 1530
- Rural hamlet location, yet just 1.2 miles to Cheriton Fitzpaine
- Three bedrooms, upstairs bathroom & en-suite WC
- Brand new kitchen diner with island & Rayburn
- Living room with stove & character beams
- Gated off-road parking & two areas of garden
- Replacement doors & windows in 2021
- Being sold with no onward chain

Step Back in Time with St. Mary's Cottage! This Grade II listed detached gem, dating back to 1530, combines historic charm with modern comforts found in rural tranquillity just 1.2 miles from Cheriton Fitzpaine.

Welcome to St. Mary's Cottage, a captivating Grade II listed gem nestled in the picturesque countryside hamlet of Stockleigh English, near Cheriton Fitzpaine. I am thrilled to introduce you to this historic property, a true testament to timeless charm and character.



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GARDEN

This cottage, with its origins dating back to 1530, encapsulates centuries of history and offers an unparalleled sense of charm. The Grade II listed status is a testament to its historical significance, and every nook and cranny tells a story of the past. From the moment you step inside, you'll be transported to a bygone era, where exposed beams and original features evoke a deep sense of nostalgia.

St. Mary's Cottage enjoys a serene rural hamlet location, offering tranquillity and an escape from the hustle and bustle of modern life. Yet, it's conveniently located just 1.2 miles from the delightful village of Cheriton Fitzpaine, where you'll find local amenities, friendly faces, and a sense of community.

This charming cottage boasts three bedrooms, each providing a serene retreat. The new upstairs bathroom with shower & screen over the bath and new en-suite WC add to the convenience and comfort of daily life.

The heart of any home is the kitchen diner, and St. Mary's Cottage does not disappoint. A brand-new kitchen with a moveable centre island and a like new Rayburn cooker awaits, ready to cater to your culinary aspirations. There is also an integrated electric oven, hob, extractor & dishwasher (fridge freezer & washing machine available by negotiation). The kitchen is more than a cooking space; it's a place where memories are created, and stories are shared.



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The living room is a haven of character, with a oil-burning stove and charming beams that once contained plank & muntin panels add warmth and character to the space. It's the perfect spot to unwind, read a book, or enjoy quality time with loved ones.

Step outside, and you'll discover gated off-road parking and two garden areas, one laid to grass, the other a blank canvas to create a garden to suit your own needs. Whether you have a green fingers or simply enjoy the outdoors, these spaces offer endless possibilities for relaxation and recreation, with two handy shed already in place.

While St. Mary's Cottage embraces its history, it also provides modern comforts for today's living. In 2021, the property underwent significant upgrades, including being re-ridged (the main thatch was assessed and won't need replacing for around 5 years), replacement of doors and windows, new kitchen, bathrooms & floor coverings enhancing its overall functionalit

One of the many advantages of this property is that it's being sold with no onward chain. A seamless move awaits, allowing you to make this historic cottage your own without delay.

In conclusion, St. Mary's Cottage in Stockleigh English is a rare find that seamlessly blends history, charm, and modern living. If you're seeking a unique property that offers a slice of the past with all the comforts of the present, this cottage is your answer.

Please see the floorplan for room sizes.

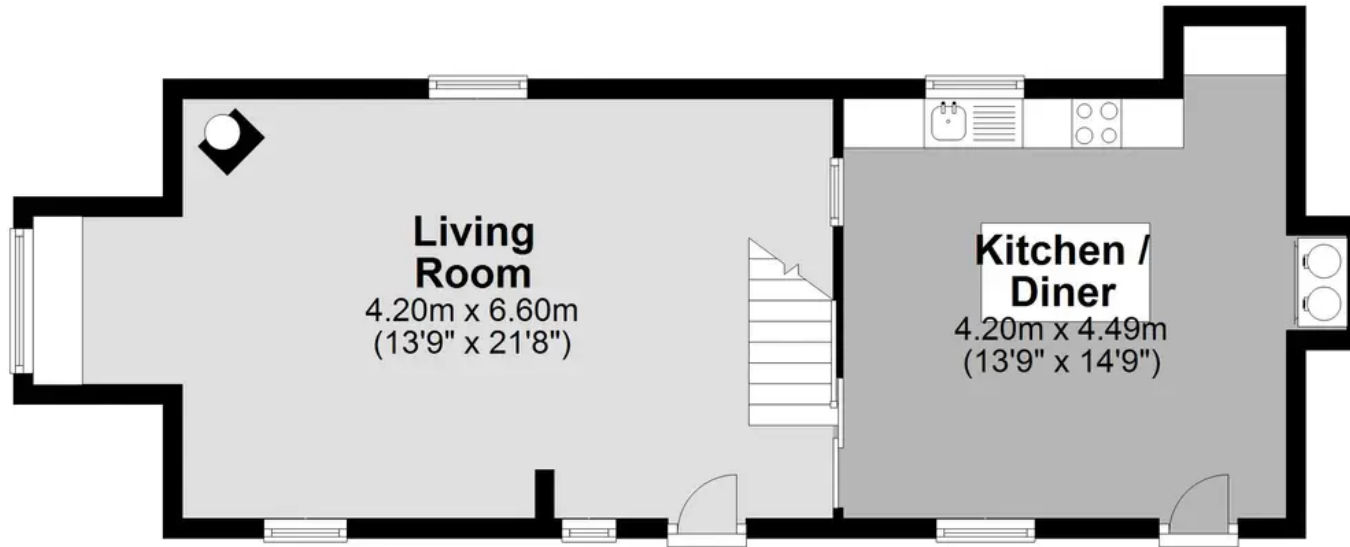
Current Council Tax: E (£2,710pa)

Utilities: Mains electric, water, telephone & broadband, plus modern oil-tank Broadband within this postcode: Average of 11Mbps Drainage: Private septic tank Heating: Oil-fired central heating with Rayburn & Oil-fired stove Listed: Grade II Listed Tenure: Freehold



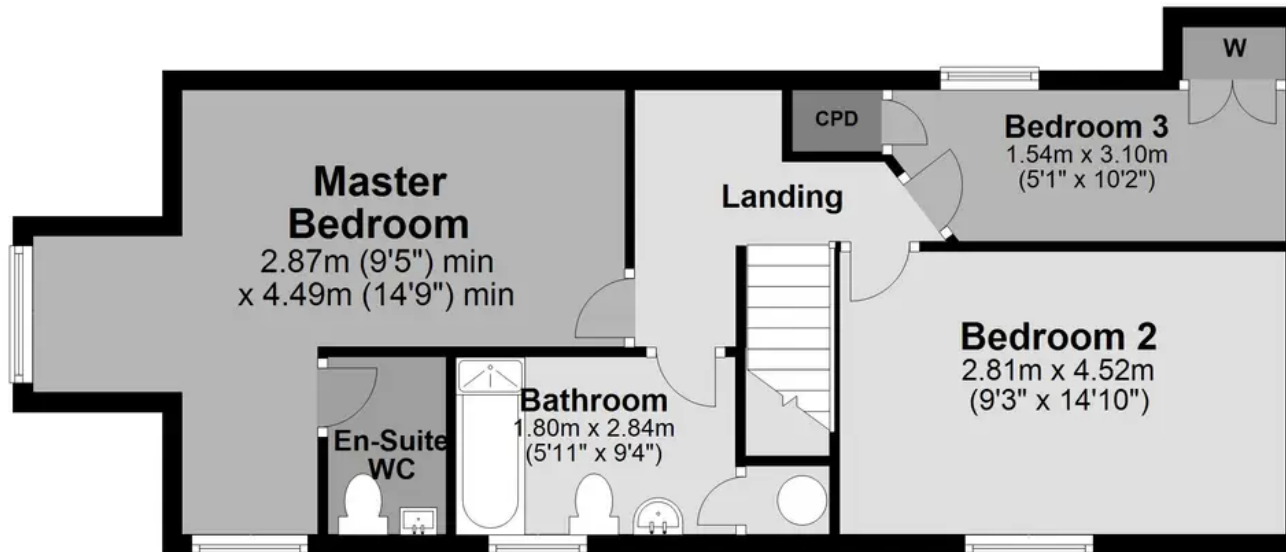
Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



First Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)

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