



3 Olivers Cottage



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Clyst Honiton, Exeter, EX5 2HR

A stylishly refurbished, not listed thatched cottage with driveway parking, garage and beautiful rural views.

- Charming period cottage
- Large garage and driveway parking
- Raised terrace with beautiful views
- 4 bedrooms and 2 bathrooms
- Council tax band E
- Lovely views over neighbouring fields
- Charming dining room with vaulted ceiling
- Adaptable accommodation
- EPC band E
- Freehold

Guide Price £550,000

## SITUATION

Clyst Honiton is a small village on the old A30 just 5 miles east of Exeter and not far from Whimble. The village has great accessibility to the M5, airport and the A30 heading east to Honiton. Exeter provides an excellent range of facilities befitting a city of its importance and has railway stations on both the Paddington and Waterloo lines.

## DESCRIPTION

3 Olivers Cottage is a picturesque, not listed period cottage nestling in the East Devon countryside, on the edge of Exeter. Extended and improved by the current owner, the property benefits from spacious reception rooms on the ground floor along with a ground floor bedroom and bathroom, whilst on the first floor are 3 bedrooms, the main being En suite, and a second bathroom. The gardens provide a number of outside seating areas, there is a driveway leading to a garage and a lovely elevated seating area overlooking fields.



## ACCOMMODATION

The front door opens into a porch with fitted storage, a second door opening into the entrance hall with a door leading to an under stairs cupboard. On the right, a corridor with feature oak panelling to one side leads to an opening into an impressive modern kitchen fitted with a range of base, wall and drawer units with a granite work top over, space for a large fridge freezer and integrated oven, grill, plate warmer and dishwasher. There is also a 5 ring gas hob with an extractor fan over. Beyond the kitchen, a feature wooden door leads to a lovely dining room, with a vaulted ceiling and exposed beams enjoying beautiful views over neighbouring countryside from three aspects, with a bay window to the front and a glazed door opening into the garden.

On the other side of the house is a charming sitting room with a gas fired stove set in a inglenook style fireplace and a range of ceiling beams. A staircase rises to the first floor and a door leads to the rear, where there is a ground floor bedroom with access to the rear garden and there is a downstairs W.C and shower room. On the first floor are three bedrooms and two bathrooms, the bedrooms enjoying lovely views over neighbouring countryside.

## OUTSIDE

The main garden is to the front of the cottage where there is a driveway leading to a large garage, an area of lawn and a number of raised beds and flower borders. On the other side of the garage is a greenhouse and towards the front a gravelled seating area. On the other side of the garage is an attractive area with a BBQ, ideal for outside dining, with a staircase rising to a fabulous decked terrace enjoying stunning views over countryside. Adjacent to the dining room with an Easterly elevation, is another attractive seating area and to the rear of the house, a smaller area of garden.

## SERVICES

Council Tax Band: E

Utilities: Mains electricity and water

Standard, broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

Drainage: Sceptic tank shared with 2 neighbouring properties

Heating: LPG central heating

Tenure: Freehold

PV solar panels on garage roof.

## DIRECTIONS

From Exeter, head out of the city towards the M5 and A30, join the A30 in the direction of Honiton, coming off at the first junction signed Exeter airport. At the end of the slipway turn right at the roundabout, go straight over the following one and after a short distance turn left. Follow the lane for approximately 1/2 a mile and the cottage is on the left hand side.



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.

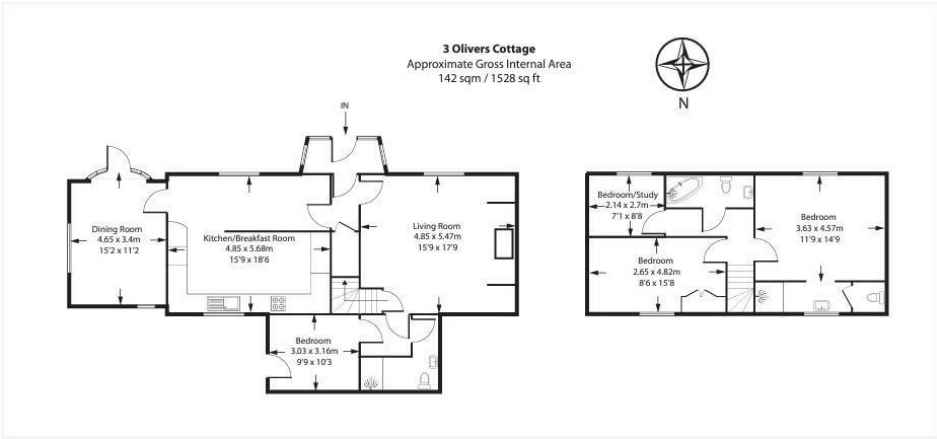


| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 73                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 51                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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