



Angel Cottage



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Yarcombe, Honiton, Devon, EX14 9BD

Chard 4 Miles; Honiton 8 Miles; Lyme Regis 15 miles.

A well presented character cottage in the picturesque village of Yarcombe; with stunning views across the valley. Newly fitted kitchen and bathroom. Garden and Parking.

- Stunning countryside views
- Modern fitted kitchen
- Log burner
- Village location
- Freehold
- Well presented throughout
- Newly fitted shower room
- Parking
- Enclosed garden
- Council tax band B

Guide Price £270,000

## SITUATION

Angel Cottage is situated in a prominent and elevated position in the heart of the Blackdown Hills Area of Outstanding Natural Beauty; enjoying stunning views across the Yarty Valley. The property is located in the village of Yarcombe with its old Public House and Medieval Church. 13 miles to the north is Taunton, the County Town of Somerset with rail links to London Paddington and access to the M5. Taunton offers a wide range of shopping facilities, leisure pursuits and a good range of private schools. Colyton Grammar School is within a 20 minute drive and the popular Woodroffe School at the costal Lyme Regis is within 15 miles. The town of Chard is approximately 4 miles, and Honiton 8 miles, both of which offer day to day facilities with Honiton holding a twice weekly street market, alongside a main line rail station to the London Waterloo line. Access to the A303 is just over 1 mile to the north.



## DESCRIPTION

Angel Cottage is a beautiful Grade II listed converted Coach house that has been refurbished in recent years to form a comfortable character home with views across the Yarty Valley.

On the ground floor there is a large sitting/ dining room with tiled floor, exposed stone, a wood burner and French doors onto the patio. The tiled floor continues through to the newly fitted bespoke kitchen which is fitted with a range of base and eye level units, electric oven, hob and extractor fan as well as space for an integrated washing machine, dishwasher, fridge and freezer.

On the first floor are two good sized double bedrooms both with fitted wardrobes, the master with separate dressing room area. There is also a newly fitted modern bathroom.

## OUTSIDE

To the front of property is parking for one vehicle. To the rear is a courtyard garden with patio and gravelled area, with stunning views across the Yarty Valley. Attached to the property is a recently refurbished stone shed for storage with power and light.

## SERVICES

Mains electricity, water and drainage, electric heating.

## DIRECTIONS

From Honiton proceed easterly on the A30 and after approximately 5 miles turn right sign posted Chard. Proceed along this road down the hill entering the village of Yarcombe. Proceed through the village with Yarcombe Inn on the left hand side. Angel Cottage is on the left adjacent to the Public House.

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## VIEWINGS

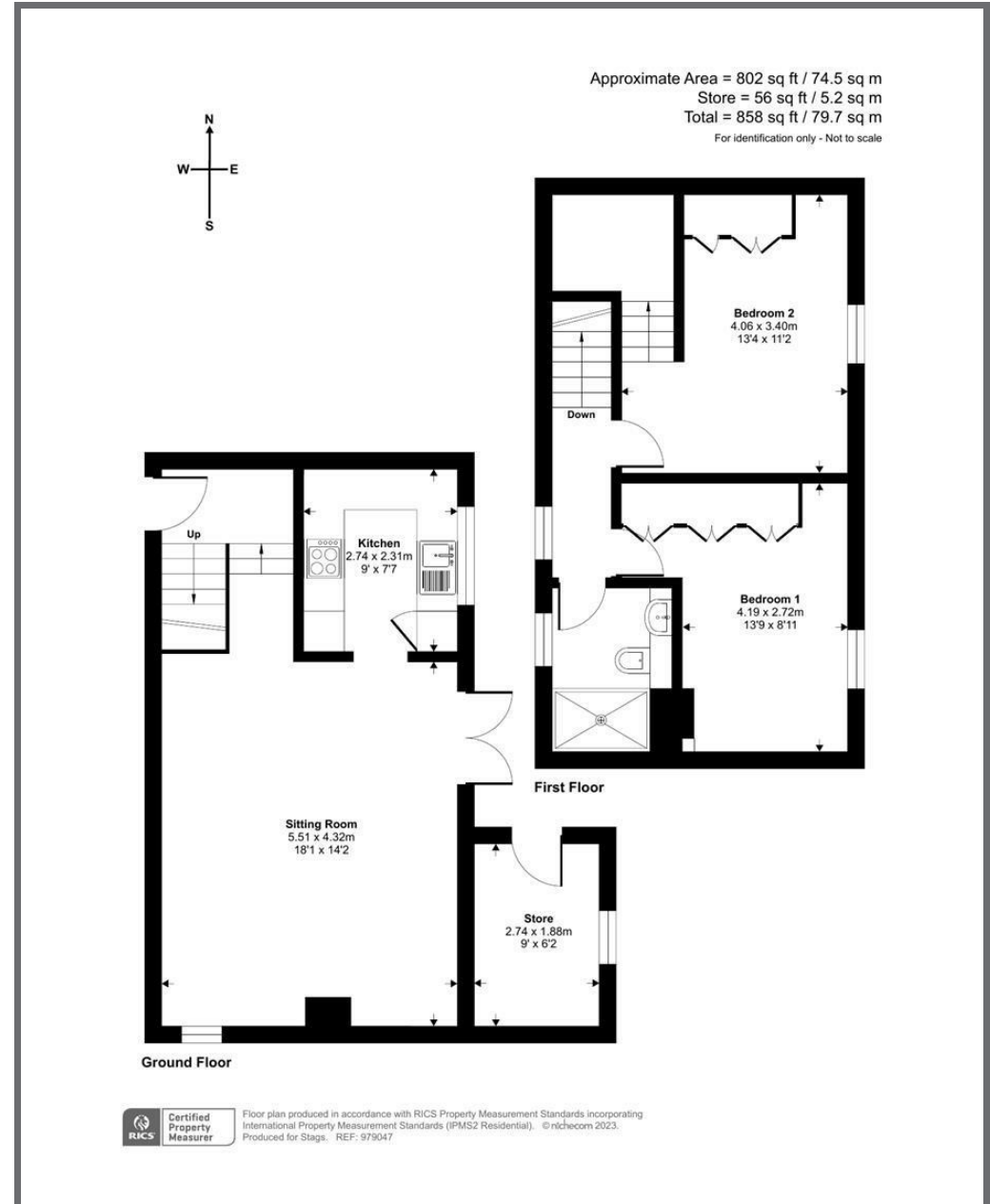
Strictly by appointment after calling Stags 01404 45885.

## RESIDENTIAL LETTINGS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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