



Stables Cottage



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Exeter Road, Ottery St. Mary, Devon EX11 1LE

Honiton 8 Miles; Exeter 9.8 Miles; Sidmouth 8 Miles

Large detached family home, in quiet rural position, within easy reach of Ottery St. Mary

- Charming rural location, close to Ottery st Mary
- Spacious sitting room
- Four good sized bedrooms
- Front and Rear landscaped Gardens
- Lovely kitchen family room with log burner
- Principal bedroom with dressing room and ensuite
- Large Driveway and Garage
- Freehold

Offers In Excess Of £750,000

SITUATION

Stables Cottage is situated in a rural, yet particularly accessible location on the edge of West Hill. Due to it being on the outskirts of Ottery St Mary; which offers extensive amenities and the highly regarded King's School. Equally the well-regarded Colyton Grammar school is within easy commute. Woodbury Park Golf and Country Club is only a short distance away by car, as are lovely walks on Woodbury Common, the largest intact pebbled heathland in Southern England. The popular coastal resorts of Budleigh Salterton, Exmouth and Sidmouth are a short distance away.

To the north is the A30 which allows access to Exeter to the West and Honiton to the east. Exeter provides excellent facilities, an international airport and rail links on the London Paddington and Waterloo lines. Whilst Honiton, also on the London Waterloo line, has a twice weekly market, a range of shops, supermarkets and leisure facilities.



DESCRIPTION

This substantial detached family home enjoys a slightly elevated yet sheltered position, offering a peaceful rural setting while being conveniently close to Ottery St. Mary.

The property has been thoughtfully updated by the current owners and is well-presented throughout. The light and spacious accommodation includes an impressive gallery landing with views over the front. At the heart of the home is a large kitchen/dining room, featuring ample space for both a dining table and a comfortable seating area. The generously-sized living room boasts a log burner and doors that open directly onto the garden. The ground floor also includes a study, cloakroom, and utility room for added convenience.

Upstairs, there are four double bedrooms, with the main bedroom featuring a dressing room and ensuite, complete with bespoke lighting. Bedroom two also benefits from its own ensuite, while the other two bedrooms are served by a stylish family bathroom.

OUTSIDE

The property boasts beautifully landscaped front and rear gardens, designed for effortless enjoyment. The rear garden features a well-kept lawn at the top, complemented by a spacious patio and striking outdoor lighting, perfect for evening gatherings. This area also provides access to the garden room, currently transformed into a charming garden bar by the owners.

At the front, a manicured lawn is framed by a variety of shrubs and flower borders, along with a delightful terrace ideal for outdoor relaxation. The property also benefits from ample driveway parking for multiple vehicles, a large shed and a garage for additional convenience.

SERVICES

Mains electric and water (well water is also available if preferable). There is also LPG gas heating.

It has a private drainage system located at the bottom of neighbours garden, the shared cost is shared between the three properties.

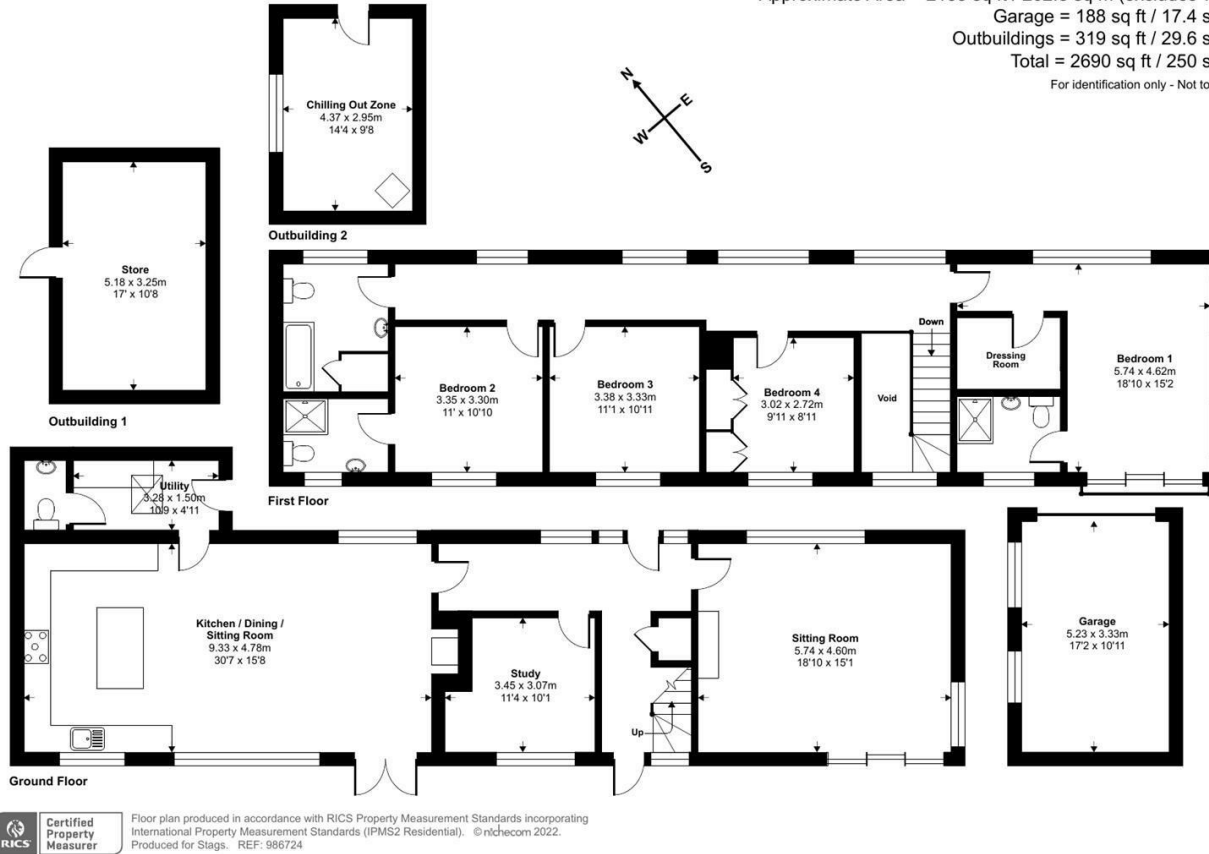
DIRECTIONS

Property can be accessed from either end of the private lane, favoured one being: from Daisymount roundabout, take the OSM junction, after 100m, TL up into the woods, another 500m inc sharp bend and the first lane on your right, takes you down to Stables Cottage (middle one of three properties in the lane).

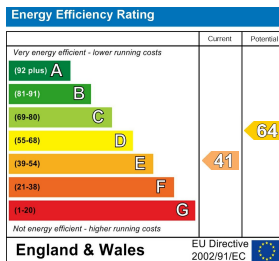
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Approximate Area = 2183 sq ft / 202.8 sq m (excludes void)
 Garage = 188 sq ft / 17.4 sq m
 Outbuildings = 319 sq ft / 29.6 sq m
 Total = 2690 sq ft / 250 sq m
 For identification only - Not to scale



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.



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