



Gosford Pines





# Gosford Pines

Gosford, Ottery St. Mary, EX11 1LX

Ottery St. Mary 1.4 Miles; Sidmouth 8 Miles; Honiton 5.2 Miles

An attractive Georgian house with a cottage, set in approximately 5.07 acres with a landscaped garden and woodland in the idyllic East Devon countryside

- Handsome Georgian Property
- Rural yet Accessible
- Approx. 5 acres of Grounds
- Beautifully Landscaped Gardens
- Expansive Accommodation
- Grade II Listed
- Annexe
- Double Garage / Workshop
- Freehold
- Council Tax Band G

Guide Price £1,200,000

## SITUATION

The property is positioned in the small hamlet of Gosford with a rural feel positioned in close proximity of the popular town of Ottery St Mary. The hamlet of Gosford is surrounded by countryside and has a range of excellent walking routes, due to it being positioned not far from the River Otter.

Ottery St Mary has a wide range of shopping facilities, including Sainsbury's, and the renowned The Kings School together with a sought after primary school. Nearby is the popular Otter Garden Centre and Escot Park is within easy access. Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter International Airport.





## DESCRIPTION

Gosford Pines is an impressive Grade II listed home that dates from the late 18th century. Having been lived in by the current owners for many years, this property offers more than 5,000 square feet of versatile accommodation arranged over three floors within easy reach of both Honiton and Ottery St. Mary.

On the ground floor are two large reception rooms, the sitting room with open fireplace and the dining room. They both feature large south-facing bay windows overlooking the landscaped gardens to the front of the property. The fitted kitchen/breakfast room has an Aga and ample space for a large dining table, while the pantry and utility room provide further space for storage and appliances. There is also a study and cloakroom on the ground floor.

The first floor has four double bedrooms, and a large spacious hallway together with two further bedrooms to the rear. The generous main bedroom has an ensuite bathroom with a corner bath and a separate shower. One further bedroom has an ensuite bathroom, while another has access to a Jack and Jill shower room. There is also a large family bathroom. The second floor offers fantastic attic storage, and whilst could be used as further bedrooms, this space would need to be upgraded to be habitable.

There is a detached annexe consisting of a self-contained games room currently housing a full sized snooker table and a one-bedroomed flat which consists of a large living room with a mezzanine floor, kitchen, bedroom and bathroom. The latter provides opportunities for multi-generational living and income potential subject to the necessary consents

## OUTSIDE

The property sits in approximately 5 acres and the grounds include a landscaped garden, terraced areas, far-reaching lawns, an ornamental pond, a tennis court (in need of repair) and hedgerows and mature trees providing excellent privacy. There is also a peaceful woodland to the south. A gravel driveway leads to the house and annexe and provides plenty of parking and access to the integrated double garage. Adjoining the garage is a boiler room with substantial storage and workshop space.

## SERVICES

Mains electricity and water. Private drainage, and Oil fired heating.

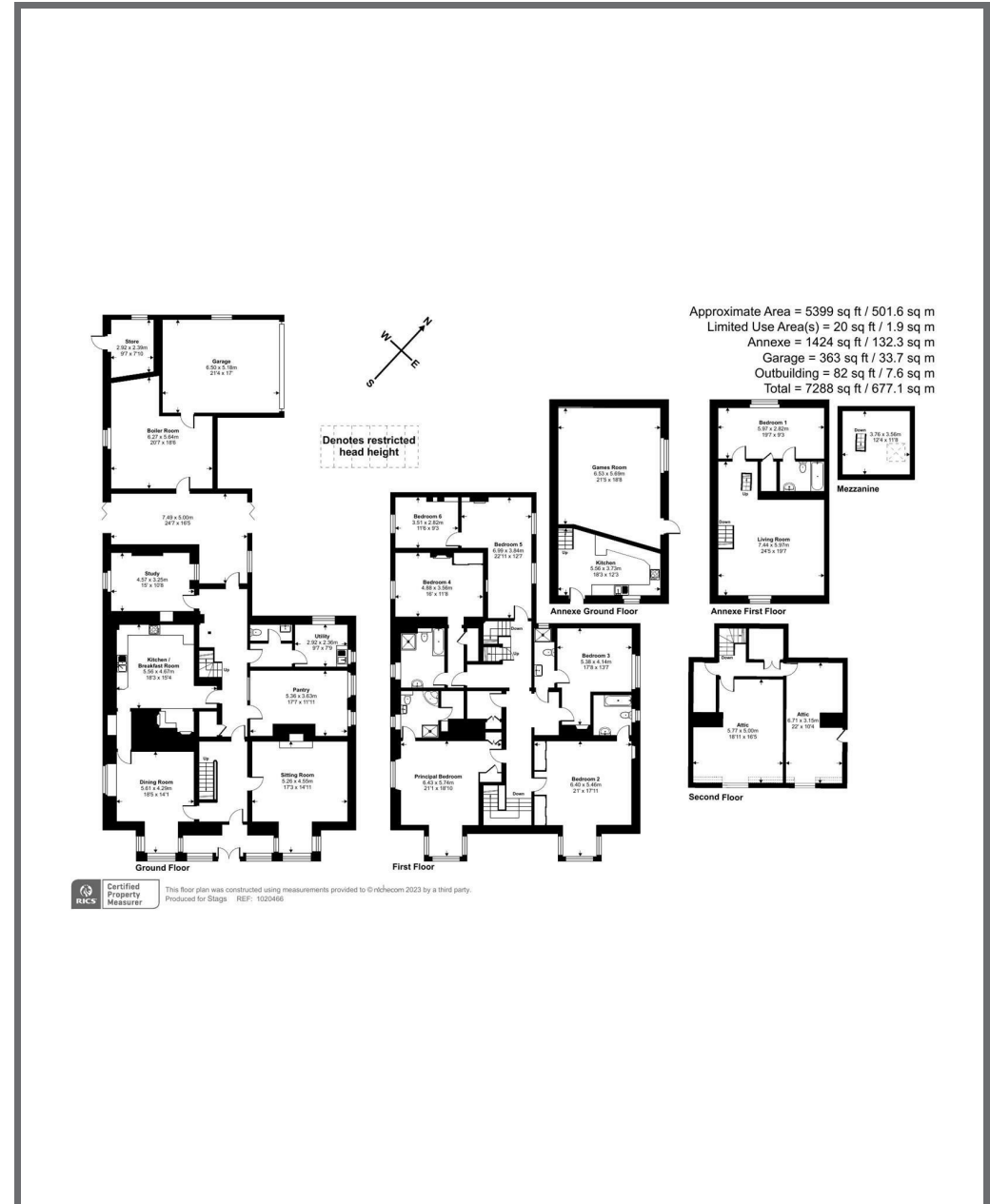
## DIRECTIONS

From Ottery St Mary head towards Alfington. Take the first left into Gosford Road and follow it until you reach a small crossroads with Gosford Lane to your left. Turn right down the farm track and Gosford Pines is in front of you.





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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	42
England & Wales		EU Directive 2002/91/EC	

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