



Ryecroft Cottage



# Ryecroft Cottage

Yarcombe, Honiton, Devon, EX14 9BD

Honiton: 7.5 Miles Chard: 5.5 Miles Taunton: 12 Miles

A wonderful character 3/4 bedroom cottage with adaptable accommodation, parking and garden.

- 3/4 Bedroom Characterful Cottage
- Ground Floor Shower Room
- Garden and Parking
- Freehold
- Investment Property
- Annexe Potential
- Outbuilding
- No Onward Chain
- Council Tax Band E

Offers Over £350,000

## SITUATION

Ryecroft Cottage is set in the centre of the village of Yarcombe, which has a pretty 14th Century Parish Church, village hall and a well regarded guest house and restaurant, The Belfry.

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 and state schools.

The Cathedral City and University City of Exeter is approximately 26 miles to the west, providing a more comprehensive range of facilities including an international airport, access to the M5 and the main line station on the London Paddington and London Waterloo line. The property is set within the Blackdown Hills Area of Outstanding Natural Beauty with a range of foot and bridle paths in the area to enjoy the surrounding countryside. The Jurassic Coast is within a reasonable drive offering further walking opportunities on the coast path, together with sailing clubs at Axmouth, Beer and Sidmouth.



## DESCRIPTION

Ryecroft Cottage is a delightful attached stone cottage with adaptable accommodation and character features, with the Kitchen having recently been improved by the current owners.

An enclosed entrance porch leads into the sitting room with wood burning stove set within the fireplace and exposed timbers. From the sitting room there is a door leading to the rear with the newly improved kitchen which has room for a small table and benefits from having a utility room, walk-in pantry, laundry room and a sun room.

Off the kitchen there is potential for a self contained annexe with a large shower room, two adaptable rooms which could be used as a bedroom and living room respectively with a separate door to the front of the property.

On the first floor are three individual bedrooms overlooking the front, the main bedroom with fitted wardrobes and one with feature fireplace. There is also a family bathroom.

## OUTSIDE

Approached from the main road through double gates is parking for two cars within a courtyard, where this is a useful stone and clay tiled outbuilding adjoining the neighbour. Steps lead from the courtyard up to a sloping garden, which has been partly terraced, laid predominantly to lawn with a small vegetable patch. This area benefits from a lovely vista over the attractive Yarty Valley.

## SERVICES

Mains electricity, water and drainage. Electric car charging point. Oil fired central heating to the main cottage (boiler may require replacement - planning permission exists to move the oil tank if required Ref 21/0968/FUL dated 9.6.2021) with electric heaters to the annexe area. Ultra fast broadband available, fibre connected to the property. Mobile coverage available outside with EE, O2, Three and Vodafone.

## DIRECTIONS

From Honiton head east on the A30 branching right on the top of the hill signposted to Chard and Yarcombe. upon entering the village go around the tight right hand bend and after seeing the pub on the left hand side the property will be found on the right marked by a Stags for sale sign.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553



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Approximate Area = 1736 sq ft / 161.3 sq m  
 Barn = 188 sq ft / 17.4 sq m  
 Total = 1924 sq ft / 178.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	36	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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