



Gibbons Farm Cottage



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Wilmington, Honiton, EX14 9JQ

Honiton 3.4 miles Axminster 7.6 miles

Accessible country cottage with plenty of parking and garden.

- Renovated in 2015
- Accessible location
- 3 bedrooms
- Freehold
- Character cottage
- Open plan kitchen/dining room
- Sitting room plus snug
- Council tax band C

Guide Price £400,000

SITUATION

The property is located in the heart of the rural village of Wilmington with views across this small valley. The village is set along the A35 surrounded by the rolling hills of the East Devon and Blackdown Hills, an Area of Outstanding Natural Beauty. There is a pub, village hall, St Cuthbert's Church and is located on a bus route with a popular local primary school in the nearby village of Offwell. The market town of Honiton is a short distance and provides an extensive range of amenities, including schooling, station on the Exeter to London Waterloo line and access to the A30/A303.

Exeter is accessed along the A30 dual carriageway with an international airport providing a number of domestic and international flights and access to junction 30 of the M5. The Jurassic Coast at Seaton is an easy drive away.



DESCRIPTION

This beautiful detached cottage was comprehensively renovated in 2015 enhancing the historic character with exposed stone and timbers, whilst incorporating modern fixtures and fittings, including re wiring and plumbing.

In brief the accommodation includes an entrance hall, sitting room with large stone fireplace, a study/snug/ground floor 4th bedroom, while to the rear is a generous double aspect open plan kitchen/dining room with integrated dishwasher, electric hob and double ovens. There is also a utility room and downstairs shower room.

On the first floor are two double bedrooms and a single room, with a family shower room.

OUTSIDE

Accessed off the A35, the track leads up to a near level private parking area for two cars, as well as a further hardstanding area, on which is a timber shed.

The gardens are laid mainly to gently sloping lawns.

Behind the cottage is a sheltered patio area.

SERVICES

Mains electric, water and drainage. Propane gas cylinder (LPG) fired central heating. Superfast broadband available (Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom)



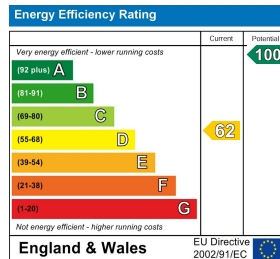
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Approximate Area = 1366 sq ft / 126.9 sq m
 Limited Use Area = 7 sq ft / 0.7 sq m
 Total = 1373 sq ft / 127.6 sq m
 For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Stags. REF: 1093857



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885