



Holyford Cottage



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Colyford, Colyton, Devon, EX24 6HW

Colyford: 0.9 miles Seaton: 2.4 miles Axminster: 6.9 miles

An enchanting detached cottage with beautiful gardens, tucked away in a rural location, within a stone's throw of Holyford Woods Nature Reserve. EPC E

- Detached cottage
- Rural location
- Beautiful gardens
- Ample parking
- Freehold
- Two bedrooms
- Countryside views
- Detached garage
- Conservatory
- Council Tax Band D

Guide Price £725,000

## SITUATION

Holyford Cottage is idyllically situated in a small hamlet at the end of a country lane, which is a no-through road, just under a mile from Colyford. The village benefits from an active community with a range of facilities on offer including two village inns, a bike shop and cafe, post office/general store, parish church, and a village hall.

The small historic town of Colyton is situated about a mile away and is highly regarded for its beautiful period architecture. Colyford offers an appealing range of convenience shops and a doctors surgery. Both Colyford and Colyton are perhaps best known for the much acclaimed Colyton Grammar School, one of England's top state schools.

England's first World Heritage Site, the Jurassic Coast, lies just over 2 miles to the South via the seaside town of Seaton and the Regency town of Sidmouth is just 10 miles away. To the East there is the coastal town of Lyme Regis. To the West is the city of Exeter, which is within easy reach and provides all the amenities one would expect from a major city, with a mainline station offering direct access to London. There is an additional station at Axminster, just under seven miles away, which is also a direct line to Waterloo.



## DESCRIPTION

Holyford Cottage is a charming and spacious property in a tranquil, rural location. The property is a detached brick and rendered cottage under a tiled roof, detached garage and ample parking, reached by a sweeping driveway just off Holyford Lane. A few steps lead up from the gravel drive, under a wonderful wisteria, to the front door.

The accommodation is light and bright throughout with a welcoming entrance hall, leading off to the sitting room and kitchen/breakfast room. The sitting room is centred around a lovely woodburning stove. Door to stairs rising to the first floor and double doors lead out to the spacious conservatory. The conservatory is a generous room and enjoys views over the mature gardens, with two sets of double doors which lead out to the patio. The kitchen breakfast room has a range of fitted cupboards, with integrated fridge and dishwasher, electric oven and hob, with space for a table. Off to the side is a good-sized utility room with sink, together with space and plumbing for freezer and washing machine. The utility room has a back door, which leads to the outside. Door off to downstairs WC.

On the first floor are two good-sized double bedrooms, both with fitted wardrobes and large windows enjoying views over the delightful gardens and surrounding countryside. One of the bedrooms has an ensuite shower room, while the bathroom on this floor serves the principle bedroom.

## OUTSIDE

The established gardens are a particular feature of this lovely property with a wraparound terrace, areas of lawn to the front and side bordered by wonderful hedgerows and shrubs. Steps lead from the terrace up to a further area of lawn with an orchard and compost area. To the rear, there are some lovely raised borders with mature shrubs, a brick shed for storage, greenhouse and vegetable patch. Alongside, there is a sizeable wood store with beautiful climbing rose.

To the front, alongside the sweeping tarmac driveway which leads to a gravel parking area, there is a pleasant lawn with shrubs and trees, another spot in the garden from which to enjoy the surrounding countryside. The detached garage is situated at the bottom of the drive at the entrance to the property, with an up and over door and power.

## SERVICES

Mains water and private drainage (septic tank). Rooms upstairs have new electric heater, downstairs has electric storage heaters.

The property has the benefit of Standard or Ultrafast broadband (Ofcom). EE, O2 and Vodaphone mobile phone coverage outside.

## PLANNING

There has been planning consent for a two storey extension and utility room. The utility room has been completed. Granted 2nd May 2002. Ref. No: 02/P0994. Full details can be found on the EDDC website, or contact the Honiton office.

## DIRECTIONS

From Colyford, follow Elm Farm Lane for a 1/4 of a mile and continue onto Whitwell Lane for a further 1/4 mile before turning left onto Holyford Lane. Follow the lane for about 1/2 a mile and cross the ford, the property is the second and last property on the right.



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.



Approximate Area = 1325 sq ft / 123 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Outbuilding = 66 sq ft / 6.1 sq m  
 Total = 1566 sq ft / 145.3 sq m  
 For identification only - Not to scale

**Ground Floor**

- Conservatory: 5.44 x 4.70m (17'10" x 15'5")
- Sitting Room: 5.08 x 3.45m (16'8" x 11'4")
- Kitchen / Breakfast Room: 5.08 x 3.53m (16'8" x 11'7")
- Utility
- Garage: 6.53 x 2.49m (21'5" x 8'2")

**First Floor**

- Bedroom 1: 5.03 x 3.53m (16'6" x 11'7")
- Bedroom 2: 4.19 x 3.45m (13'9" x 11'4")
- Wood Store: 3.18 x 1.45m (10'5" x 4'9")
- Outbuilding 1
- Outbuilding 2: 1.37 x 1.02m (4'6" x 3'4")

**RICS Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1129262



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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