



Court Cottage



# Court Cottage

, Wilmington, EX14 9JN

Honiton: 3.8 miles Axminster: 7.6 miles Seaton: 8.3 miles

A Grade II Listed one bedroom cottage with period features forming part of the Widworthy Court..

- Open Plan Living Room with Kitchen
- Large Double Bedroom with Built in Wardrobes
- Grade II Listed with Period Features
- Ten Acres of Communal Grounds
- Swimming Pool and Gymnasium Complex
- Allocated and Visitors Parking
- Share of Freehold
- Council Tax Band B

Guide Price £160,000

## SITUATION

Court Cottage is situated within the prestigious development of Widworthy Court, a Grade II Listed Country Mansion built by G S Repton Esq for Baronet, Sir Edward Marwood Elton in 1830.

Widworthy Court is situated approximately 3 miles to the east from the historic market town of Honiton. Honiton combines expected services and amenities with a diverse range of individual shops. The town is served by a direct rail service to London Waterloo, A30/A303 road connections to Exeter and the southeast respectively, Tesco, Aldi and Lidl superstores, a parkland golf course, sports centre/swimming pool and out of town business parks providing a wide range of services and facilities.

Exeter lies some 20 miles to the west supporting comprehensive educational, cultural, recreational and shopping facilities commensurate with its cathedral and university city status. The coast at Sidmouth, East Devon's premier coastal resort, is some 8 miles to the south. Taunton, the county town of Somerset, with express rail service to London Paddington, lies some 20 miles to the northeast and the M5 at Cullompton is approximately 15 miles to the west.



## DESCRIPTION

This airy cottage offers open plan living and kitchen area, the living room has a high ceiling and a large original feature window, spacious double bedroom and bathroom.

## OUTSIDE

The property provides private allocated parking for one vehicle and additional parking for visitors or extra cars. Occupants can enjoy approximately 10 acres of communal parkland and gardens at Widworthy Court. Amenities include an all-weather tennis court, croquet lawn, well-equipped gymnasium, jacuzzi, sauna, indoor swimming pool, and changing/shower facilities.

## SERVICES

Mains electricity and water (metered), Private drainage. Standard broadband available. Full fibre internet will be available to the property from summer 2024 (this project is already underway) Mobile signal likely outside with EE, Vodafone, O2 and Three. There is a service charge of £145 per month for the Cottage.

## DIRECTIONS

From Honiton proceed out of the town on the A35 towards Axminster. In about 2.5 miles, after passing through the 40 mph signs, turn right signposted to the Business Park. Take the next turning left onto the drive to Widworthy Court and follow this through the trees. Before approaching the main house, bear left at the fork to find the visitors' car park on the righthand side.

## 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 0140442553.



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.



Court Cottage, Widworthy Court, Lane To Widworthy Court, Wilmington, EX14 9JN



Ground Floor

Total Area: 40.4 m<sup>2</sup> ... 435 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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