



Humphrey House





# Humphrey House

Kentisbeare, Cullompton, EX15 2EX

Cullompton: 4.7 miles Honiton: 7.9 miles, Exeter: 17.3 miles

A delightful cottage brimming with character and charm, featuring a cosy open fireplace. Nestled in a quiet rural setting, this cottage boasts a private garden, perfect for relaxing or entertaining and the convenience of off-road parking.

- Stone cottage
- Character features
- Country kitchen
- Parking
- EPC B
- Three double bedrooms
- Private garden
- Rural setting
- Freehold
- Council Tax Band C

## Guide Price £365,000

### SITUATION

The hamlet of Orway lies approximately one and a half miles from the popular village of Kentisbeare with a post office/store, local pub, 'The Wyndham Arms', church, village hall and primary school, lying within the catchment area of the renowned Uffculme School, providing secondary education.

The nearby market towns of Wellington and Honiton offer convenient amenities. Wellington features a Waitrose supermarket and access to the M5, while Honiton has a mainline station on the London Waterloo line and easy access to the A30/A303. The location offers excellent transport links, being only 5-10 minutes from the M5 and 20 minutes from Exeter Airport. Humphrey House is ideal for those seeking a blend of rural charm and accessibility.





## DESCRIPTION

Humphrey House is a delightful property with a mix of modern convenience and rustic charm. The property offers spacious and versatile accommodation throughout, yet retains a cosy feel with character features such as exposed stone walls and beams. The entrance hall is a good size with practical features including understairs storage, and ample space for coats/boots. The open-plan living/dining room is a wonderful reception space with feature brick-built open fireplace and patio doors leading out to the garden, perfect for entertaining. The kitchen is lovely and bright enjoying dual-aspect views over the garden, plus a stable door to enjoy the tranquil surroundings. A shaker-style fitted kitchen with plenty of cupboards for storage, solid oak worktops with integrated dishwasher, space for cooker and fridge/freezer. There is also a downstairs shower room, conveniently located off the entrance hall, with space and plumbing for a washing machine.

On the first floor are three good sized bedrooms. Bedrooms 1 and 2 are comfortable double rooms and enjoy views over the pretty cottage garden, while bedroom 3 is currently set up as an office but with the flexibility to be used as a third bedroom, providing versatile space for different needs. A family bathroom serves this floor with classic roll-top bath, wash hand basin and WC.

## OUTSIDE

The garden at Humphrey House is to the rear and split across two levels. Mainly laid to lawn with a mature shrub borders and trees providing privacy. There is a patio area, perfect for outdoor dining, and storage space at the end of the garden with timber shed. There is also access, via a gate, to the off-road parking area for up to two vehicles.

To the front of the cottage, is a useful storage area.

## SERVICES

Mains electricity. Private water supply via a shared well. Shared private treatment plant drainage. Oil-fired central heating.

Standard broadband available. Three, O2 and Vodafone networks available outside (Ofcom).

## DIRECTIONS

From the M5 Junction 28, Cullompton, pass over the motorway bridge onto the A373 road to Honiton. Proceed for approximately three miles and after the Keepers Cottage pub on the right, take the next turning to the left sign posted Sheldon 4 miles.

Proceed along the lane taking the second turn to the left, signposted to Orway. Thereafter, bear right and continue past the farm on the left.

Where the road next bears right, just after Orway House, proceed straight ahead into Orway Farm and Humphrey House can be found 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

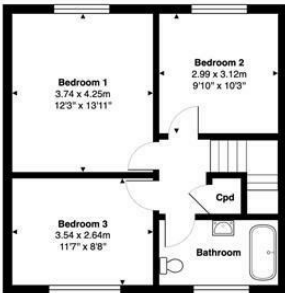
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Humphrey House, Road From Orway Ash Cross To Orway Cross, Kentisbeare, EX15 2E



Ground Floor



First Floor

Total Area: 107.8 m<sup>2</sup> ... 1160 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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