



Hoopers Cottage



# Hoopers Cottage

Offwell, Honiton, Devon, EX14 9SR

Honiton: 3.4 miles Colyton Grammar School: 5.8 miles

Axminster: 8.9 miles

This deceptively spacious property is nestled in approximately 1.75 acres of picturesque countryside, offering a perfect blend of rural charm and modern living. The property features an impressive kitchen/living area, ample parking space and flexible accommodation to suit a variety of lifestyle needs.

- Detached house
- Contemporary kitchen/living area
- Double garage & workshops
- Cinema room
- Freehold
- Four bedrooms
- Set in 1.75 acres
- Rural location
- Council Tax Band E
- EPC D

## Guide Price £850,000

### SITUATION

Hoopers Cottage is situated in a secluded country setting not far from the popular village of Offwell. The village has a well regarded primary school and active community based around the school, church and village hall.

The popular market town of Honiton is approximately 3 miles drive offering a range of amenities including supermarkets, an out of town retail park and a diverse and interesting range of independent shops. The A30 is easily accessible and provides links to the M5 and A303. Honiton is on the Exeter to London Waterloo line, and the London Paddington line is available from Taunton.

A number of popular beaches on the Jurassic Coast, such as Sidmouth and Lyme Regis, are within easy driving distance.



## DESCRIPTION

Significantly enhanced and extended by the current owners, Hoopers cottage offers generous accommodation with a flexible layout suited to a variety of family needs. The standout feature is undoubtedly the kitchen/living area, which blends modern design with natural elements like the wood burner, and opens up through bi-fold doors to picturesque garden and countryside views, creating a seamless indoor-outdoor living experience. Complementing this is the cinema room, a large and adaptable space that could serve various purposes, enhancing the home's entertainment options. The accommodation continues on this level with a separate sitting room with woodburning stove, a cosier option for the winter months, alongside the study.

With four bedrooms spread over two levels, the downstairs features two bedrooms, one of which has built-in wardrobes. The two modern bathroom suites, including a walk-in shower, cater to the comfort and style of the home. Additionally, there is a utility room, store and boot room for added convenience.

Upstairs, two more bedrooms are accompanied by ample eaves storage. The combination of modern comforts, ample living space, and scenic surroundings makes this property a versatile and attractive home for families.

## OUTSIDE

The property is approached via a sweeping drive off the country lane and leads to a well-maintained parking area. The gravel parking area is well-suited for accommodating multiple vehicles, while the double garage with an electric roller door adds modern convenience and additional storage.

A beautifully modern patio is found at the front of the property, perfect for outdoor entertaining, while the gardens, mainly laid to lawn, offer excellent privacy and feature a variety of fruit trees, including apple, pear, and cherry. Tucked within the grounds, is an additional garage, large workshop, log store and detached room ideal for use as an office, studio or gym

## SERVICES

Mains electricity. Private water supply (well on neighbouring property and separate borehole) and private drainage (septic tank). Oil-fired heating.

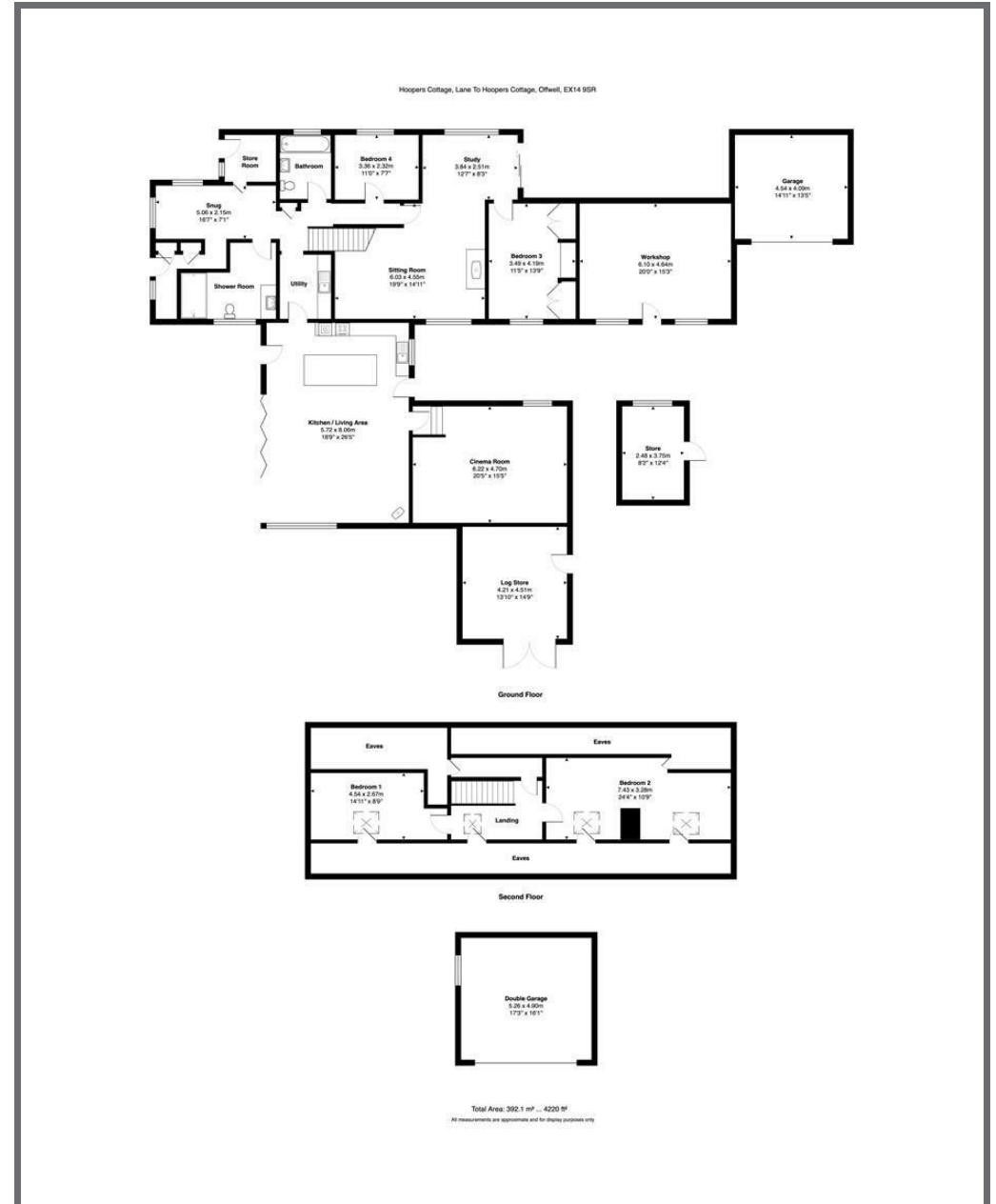
Fibre broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

## DIRECTIONS

From Honiton, take New Street and continue along Church Hill before taking the first exit at the roundabout onto Waterleat Avenue. Take the first right turning onto Lower Marl pits Hill and continue along this road for 3/4 mile. Continue onto Northleigh Hill Road for 1.6 miles. Turn left onto Mill Lane and continue along the lane for approximately 500 yards and the entrance to Hoopers Cottage will be on your left.



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	72
England & Wales		EU Directive 2002/91/EC	

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