



Sandy Knapp



Sandy Knapp Green

Feniton, Honiton, Devon, EX14 3EF

Ottery St. Mary: 3.3 miles Honiton: 4.5 miles Exeter: 13.5 miles

A charming detached cottage with inglenook fireplace, country style kitchen, two detached garages and parking.

- Detached cottage
- Four bedrooms
- Stone outbuilding
- Freehold
- Character features
- Double garage and parking
- Landscaped gardens
- Council Tax Band E

Guide Price £565,000

SITUATION

Sandy Knapp is located in the old village of Feniton with local amenities, including a Church, village hall, and even a bowling green and hairdressers. The newer part of the village is easily accessible by foot and road, where amenities include a primary school, shop, public house, and a railway station giving direct link to Waterloo and the nearby Cathedral city of Exeter.

To the south, Ottery St. Mary offers a good range of day to day shops, doctors surgery, dentist and a highly rated secondary school, The Kings. Colyton Grammer, (one of the top schools in the Country) is also local, both having a bus pick-up 200 yards from Sandy Knapp. There are a number of alternative private schools in Exeter and the local area, and an excellent University in the city. The A30 gives fast access to the market town of Honiton, to the east and Exeter to the west. Within 10 miles of the property, you have easy access to the beaches at Sidmouth and Exmouth.



DESCRIPTION

Sandy Knapp is a charming and historic cottage, beautifully blending its 18th-century character with modern conveniences to suit family life.

The country-style kitchen diner is the heart of the home, with a Rayburn, plenty of cupboards for storage and additional electric oven. The lounge is centred around the original feature inglenook fireplace housing a log burner which creates a wonderfully cosy feel, yet the room remains bright with three windows overlooking the front aspect of the property. There is also space for dining, creating an excellent entertaining space. There is a useful utility room and downstairs WC/boot room.

With four double bedrooms on the first floor, including one with an ensuite and another with a walk-in wardrobe, the cottage offers practicality as well as comfort. There is a well-fitted family bathroom and access to further eaves storage from the fourth. bedroom.

OUTSIDE

Sandy Knapp enjoys landscaped, cottage gardens to the rear with an open countryside outlook. There are various areas to sit and enjoy the tranquil surroundings; including a patio seating area for outdoor dining, productive vegetable plots, wooden insulated summerhouse (which can provide an outside work room) and garden shed all bordered by mature shrubs and trees.

There is a double garage with power and light, and electric up and over door. Please note there is lapsed planning permission to convert the garage to a dwelling (REF: 21/0366/FUL). In addition, the property benefits from further double garage/storage within a stone outbuilding (which also benefits from an inspection pit). There is also the driveway which provides off-road parking.

SERVICES

Mains water, electricity and drainage. There is a borehole drilled at the property, but this is not yet commissioned. Oil-fired central heating.

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

DIRECTIONS

From Honiton High Street, head west to the roundabout and take the 2nd exit onto Exeter Road. Merge onto the A30 and continue for approximately 1.7 miles before taking the exit to Feniton/Fenny Bridges (B3177). Follow the road for about 1/2 mile towards Old Feniton, then take a left onto Green Lane and the property will be found on the right hand side.



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 = 1566 sq ft / 145.4 sq m
 Limited Use Area(s) = 187 sq ft / 17.3 sq m
 Garages = 673 sq ft / 62.5 sq m
 Total = 2426 sq ft / 225.2 sq m
 For identification only - Not to scale

GROUND FLOOR

- Kitchen / Breakfast Room: 7.70 x 2.37m / 25'3" x 9'9"
- Sitting Room: 7.42 x 3.30m / 24'4" x 10'10"
- Utility

FIRST FLOOR

- Bedroom 1: 3.81 x 3.51m / 12'6" x 11'6"
- Bedroom 2: 3.71 x 3.38m / 12'2" x 11'1"
- Bedroom 3: 3.96 x 2.72m / 13' x 8'11"
- Bedroom 4: 3.20 x 2.30m / 10'6" x 7'9"
- Walk In Wardrobe: 0.92 x 1.76m / 3'0" x 5'9"
- Eaves: 0.92 x 2.72m / 3'0" x 9'0"
- Garage 1: 7.67 x 3.65m / 25'2" x 12'9"
- Garage 2: 6.05 x 5.41m / 19'10" x 17'9"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2024. Produced for Stags. REF: 1203305



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	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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