



Millside Cottage



**STAGS**

# Millside Cottage

17 The Green, Otterton, EX9 7HQ

Budleigh Salterton: 3 miles. Exmouth: 7 miles. Exeter City Centre: 12 miles

This charming Grade II Listed thatched cottage, set in the picturesque village of Otterton, offers a perfect blend of historic character and modern comfort. With four bedrooms, a lovely garden, private driveway and garage, it's an idyllic home in a beautiful countryside setting. EPC exempt

- Grade II Listed thatched cottage
- Four spacious bedrooms
- Private driveway
- Close to local amenities and countryside walks
- Council Tax Band F
- Picturesque village of Otterton
- Beautiful south facing garden
- Original features
- Freehold

Guide Price £535,000

## SITUATION

Otterton is a delightful and historic village, nestling in the beautiful East Devon countryside between Sidmouth and Budleigh Salterton. The village offers a range of facilities including primary school, church, village hall, community shop along with the renowned Kings Arms public house and popular Otterton Mill which houses a Craft Centre, Bakery & Restaurant.

Millside Cottage is just 3 miles from Budleigh seafront, and there is a regular bus service from the village to Sidmouth, Budleigh Salterton and Exmouth. The world heritage Jurassic coastline lies within half mile of the village and the nature reserve at the mouth of the River Otter, famous for its wide variety of bird life, is only about a mile away.

The Cathedral City of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter Airport.



## DESCRIPTION

This distinctive Grade II listed thatched cottage, nestled in the heart of the picturesque village of Otterton, exudes charm and character at every turn. The property boasts a spacious, south-facing rear garden complete with a lush lawn, mature shrubs, and fruit trees. A gated driveway offers parking for 3-4 cars, leading to a detached garage.

Inside, the cottage features a generously sized sitting room, a bright double-glazed conservatory, a practical entrance lobby, and a separate dining room. The fitted kitchen includes an electric fan-assisted oven and hob, complemented by a utility room and a ground-floor cloakroom for added convenience. Upstairs, four well-proportioned bedrooms await, including a main bedroom with an en-suite shower room, while the family bathroom serves the remaining rooms. One of the bedrooms is currently used as a study, complete with built-in desk space. Although the property would benefit from some modernisation, it offers electric heating and partial double glazing, with the thatched roof recently refreshed with a new ridge.

With no onward chain, this charming cottage is perfectly situated near Otterton Mill and within easy reach of Budleigh Salterton, making it an ideal blend of period charm and modern potential.

## OUTSIDE

The garden is a large, south-facing space that is split across three levels and receives plenty of sunlight. It has a well-kept lawn, bordered by mature shrubs and flower beds. There are also several fruit trees, offering a practical touch. The garden is private and provides a good space for outdoor activities or relaxation. There is driveway parking and garage.

## SERVICES

Mains water, electricity and drainage are connected. Standard, Superfast and Ultrafast broadband services are available. Mobile signal reception is generally good outdoors, with coverage from Three, O2, Vodafone, and EE, according to Ofcom. There is a potential risk of surface water flooding in the area. There are covenants on the title, please contact the agent for more details.

## DIRECTIONS

What3Words: ///slower.scrambles.unspoiled



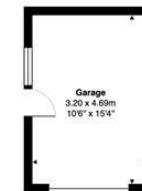
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Total Area: 175.8 m<sup>2</sup> ... 1892 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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