



Thorn Cottage



**STAGS**



# Thorn Cottage

Northleigh, Colyton, Devon, EX24 6BN

Honiton Train Station 3.7 miles Colyton Grammar School 4.8 miles

Victorian stone house with amazing views and studio/ancillary accommodation.  
EPC E

- 3 Bedroom house
- Countryside views
- Garage/workshop
- Freehold
- 1 bedroom ancillary
- Edge of village
- Large gardens
- Council tax band F

Guide Price £850,000

## SITUATION

Thorn Cottage is situated in a beautiful rural location with fantastic views on the southern edge of Northleigh, located between Honiton and Colyton in the rolling hills of the East Devon Area of Outstanding Natural Beauty.

The small town of Colyton, has day to day amenities and the renowned Colyton Grammar School. Four miles to the northwest, Honiton has a further range of amenities including a twice weekly street market and a variety of independent shops.

Honiton has a mainline railway station (London Waterloo) and access to the A30. Exeter, with access onto the M5 motorway, mainline railway stations on both the Paddington and Waterloo lines and Exeter International Airport, is about a 30 minute drive.





## DESCRIPTION

Dating from the Victorian Era, this extended stone house benefits from high ceilings and picture rails, under a man-made slate roof. Sat in an elevated position, there are stunning views across the surrounding rolling hills from the house and garden.

A lovely stained glass door leads to the hallway. To the left is the drawing room with bay window and inglenook fireplace. To the right, off the hall is the sitting room with bay window. This leads to the snug/study and dining kitchen.

To the rear of the house is the farmhouse style kitchen with large flagstone floor, Electric Aga and range of units. To the side is the utility room with WC.

On the first floor are three good size double bedrooms each with fantastic views, the main benefiting from an en-suite bathroom and walk in dressing room and wardrobe. The family bathroom has bath and separate shower. There is a further separate WC.

## OUTSIDE

The property is accessed from the lane by a pedestrian gate leading to a paved pathway across the front of the house and double timber gates to a drive down to the double garage.

To the front is a large lawn.

To the side and rear of the large gardens, (0.43 acres), are two further lawns, and two seating/ al fresco dining areas. One is a paved area and the other is a raised decking which can be accessed by double French doors from the dining kitchen.

## STONE BARN

Currently used as a studio, open plan with sink and kitchen units, workroom, shower room, W.C., and loft accessed from wooden steps outside.

## SERVICES

Mains water & electric. Oil- fired CH. Private drainage - Septic Tank.

BT Ultrafast (up to 900 mb/s) broadband available in the house and studio. Mobile coverage available with O2, Three, Vodafone, EE (Ofcom).

## DIRECTIONS

From Honiton head up New Street and continue up the hill past Honiton Golf Club and take the second right signposted Northleigh, head through the village, turn right up the hill, past the church 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.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 77                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 44      |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk  
01404 45885

