



1, Hillhead Cottages



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, Colyton, Devon EX24 6NL

Colyton Centre 0.2 miles; Axminster Station 5 miles; Lyme Regis 7 miles

Delightful Grade II Listed cottage with large attractive gardens

- Character Cottage
- Popular location
- Colyton Grammar School
- Kitchen with Rayburn
- Good sized private garden
- Freehold
- Council Tax Band D

Guide Price £350,000

SITUATION

Situated within walking distance of the small-town centre of Colyton with its rich historical heritage and many interesting buildings. Colyton offers a surprising range of day to day amenities, including shops, primary school, the renowned Colyton Grammar School, post office, health centre, pubs, restaurants and beautiful parish church.

The coast at Lyme Regis with its famous Cobb and bay is within a short distance, along with other resorts at Seaton, Beer and Branscombe. There is a main line station on the London Waterloo line at Honiton and Axminster. Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty.



DESCRIPTION

1 Hillhead Cottages is an attractive Grade II Listed character cottage, believed to date back to the early 1600's, providing a spacious family home with good size garden. The current owners have been in residence for over thirteen years and have made many improvements during this time including the ridge recently being redone on the thatch, as well as modernising the property whilst retaining many original features creating a comfortable home full of character and charm.

The entrance porch opens through to the entrance hall, which could easily be used as a study, with a period fireplace and stairs leading to the first floor. To the right is the dining room with a fireplace, shelved recess and window seat. Beyond the entrance hall is the kitchen comprising a range of cream wooden units, beautiful exposed brickwork and gas fired Rayburn and separate 2 burner hob. There is also a good-sized larder cupboard. Adjoining the kitchen is the sitting room with windows and half glazed door overlooking the garden. This room could be used as a dining room.

On the first floor are two double bedrooms and a single bedroom. The bathroom is fitted with a white suite comprising panelled bath with shower over, wc and wash hand basin set into base unit. There is also a first floor cloakroom with wc and wash hand basin.

OUTSIDE

To the front of the property is a small gravelled garden enclosed by a stone wall with gate and short pathway leading to the front door. To the rear, the garden is split into two areas and is surprisingly large. There is a beautiful courtyard area with rock gardens, an ornamental pond, summerhouse and a patio. An archway then leads through to a secluded large area of lawn with hedge boundaries, including vegetable garden, greenhouse and shed. The shed could provide a superb facility for one who is looking to work from home. An adjoining footpath provides gated access.

SERVICES

All mains services are connected. Standard, Superfast and Ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom).

DIRECTIONS

From the centre of Colyton head along South Street and turn left into Hillhead. Continue along this road and the property will be found on the right identified by a Stags for sale board.



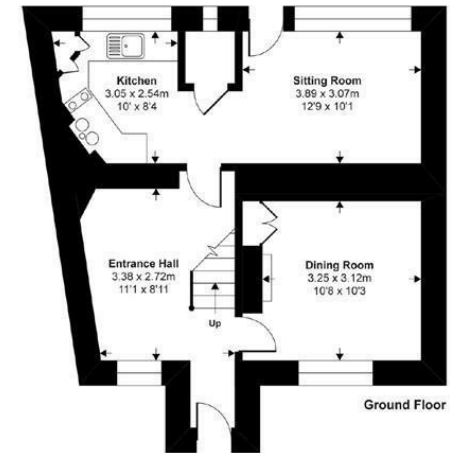
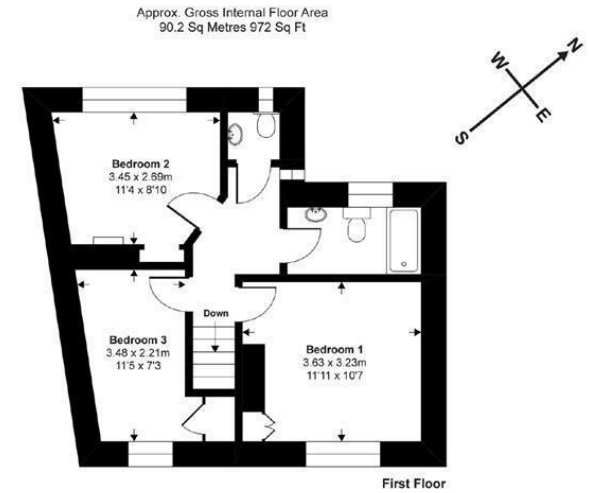
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Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



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