



2 Church Cottages



STAGS

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Clyst Hydon, Cullompton, Devon, EX15 2ND

M5 Cullompton 5 miles; Honiton 10 miles

Beautifully refurbished Victorian cottage
in a quiet tucked away location

- Victorian cottage
- New kitchen
- Near church and school
- New oil boiler
- Freehold
- Wonderfully presented
- Tucked away location
- Parking and garden
- EPC Band D
- Council Tax Band D

Guide Price £395,000

Situated beside the church in the heart of Clyst Hydon, this charming cottage is a short distance from the primary school (rated 'Good' by Ofsted). The village has a strong community with a hall, cricket club, and the renowned Five Bells pub, all set in the rolling East Devon countryside. Exeter is around 30 minutes to the south-west, with the M5 at Cullompton just 5 miles north.

Beautifully presented and enhanced by the current owners, this Victorian cottage blends character with modern comforts. Downstairs there is a dual-aspect sitting room as well as a fitted utility room. The recently installed kitchen features NEFF ovens, integrated appliances, and a quartz worktop, with views over the churchyard. Upstairs are three bedrooms, including a principal with en suite, and a family bathroom.

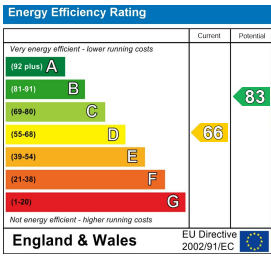
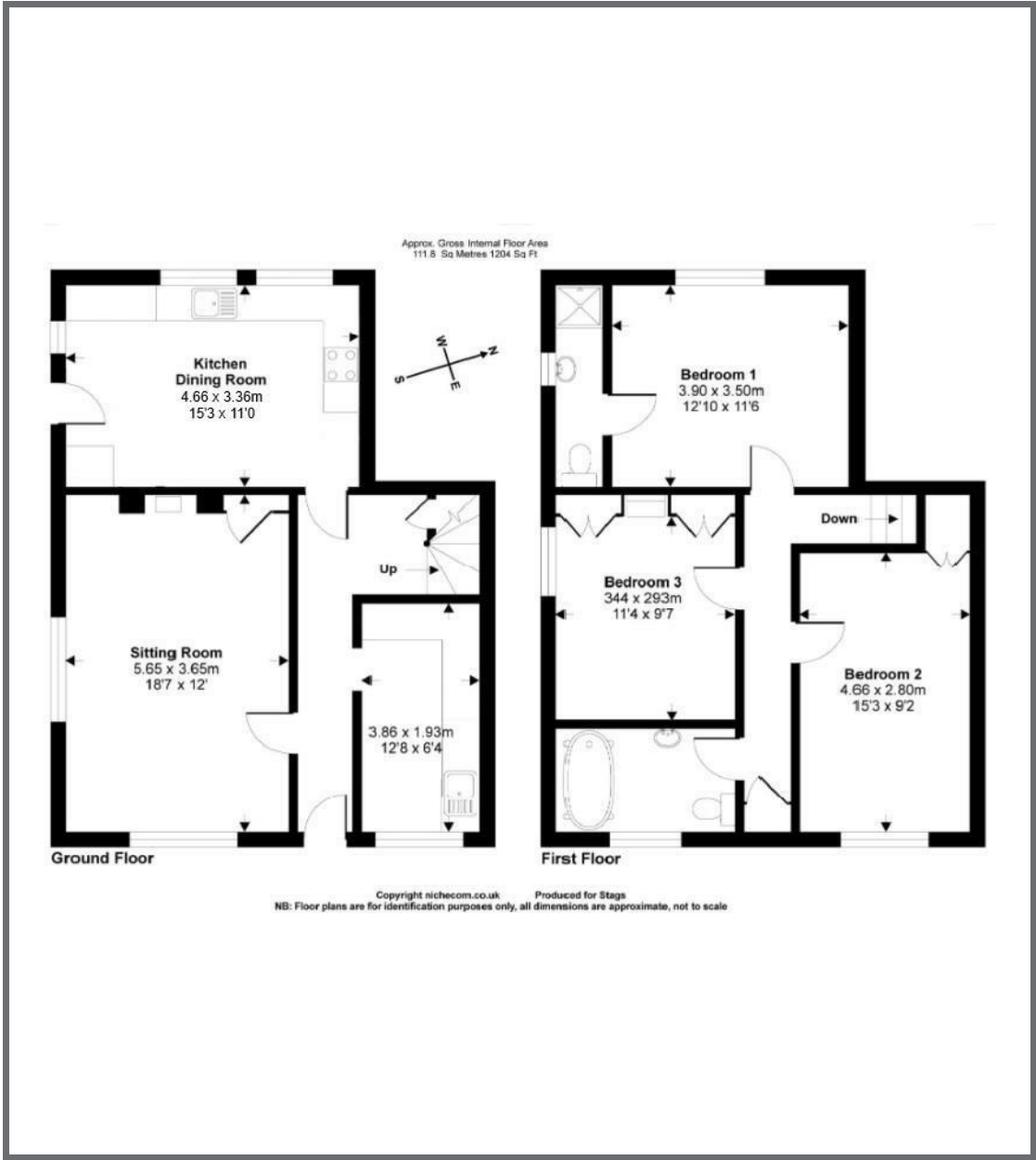
There is an off-road parking space, a private front garden with mature hedging and a gravelled seating area, plus a timber shed and a side walkway. Restrictions apply to business use and keeping animals, except dogs, cats, and other small domestic animals. including caged birds. No 1 has access past the parking area.

Mains water/electricity. Shared private drainage. Broadband via Voneous (up to 115 Mbps). Mobile signal available outside (EE, O2, Vodafone, Three).





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.



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