



Bramley Cottage



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Buckerell, Honiton, Devon, EX14 3EL

Feniton Station 2.7 miles Honiton 3.2 miles Ottery St Mary 4.7 miles

3 bedroom character cottage with garden and lovely rural views.

- Edge of village location
- Rural views
- 3 bedrooms
- kitchen/dining room
- Utility & downstairs WC
- Lovely garden
- Freehold
- Council Tax Band C

Guide Price £350,000

SITUATION

Located on the edge of the village not far from the historic church, the cottage has wonderful rural views across the nearby farmland and rolling hills of this popular part of East Devon.

Buckerell has a strong community with a pretty parish church and village hall situated east of the larger village of Feniton, which has a village shop, post office and main line rail link to Exeter central and London Waterloo.

The popular town of Ottery St Mary, with its renowned The King's School (secondary and in catchment) is to the south.

To the east is the busy market town of Honiton which has an excellent range of shops and facilities. These include many independent retailers and eateries, as well as the usual multiples such as Smiths, Boots, Tesco, and sports and leisure facilities (sports centre/swimming pool) and schooling. It also has a main line rail link to London Waterloo.

The city of Exeter is to the west and has an excellent shopping centre, theatres, cinemas, sports and leisure facilities, main line rail link to London Paddington, M5 access and international airport. The World Heritage Jurassic Coast at Sidmouth, one of East Devon's most popular coastal resorts, is about 11 miles to the south.



DESCRIPTION

This beautiful character cottage of rendered elevations has been lovingly improved by the owners over the years to include a new double door to the back garden, slate roof covering and more recently the boiler.

The accommodation on the ground floor includes a double aspect sitting room with wood burning stove, kitchen/dining room with electric oven, Belfast style sink, integrated dishwasher and French doors opening out on to the terrace. There is also a side entrance/boot room and utility with WC. At the rear is an external store with the central heating boiler.

On the first floor are two double bedrooms, one with fitted cupboards, a third single room/study and a family bathroom, with an electric shower over the bath.

GARDEN

The lovely garden has a wonderful sunny position, overlooking farmland to the east. Enclosed by stone wall and timber fences the garden is sheltered, with a lawn surrounded by borders. There is a west facing patio and a block built storage shed under fibre cement roof sheets.

SERVICES

Mains water, electric and drainage. LPG central heating. Fibre broadband available (up to 1,000 Mb/s). mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).

DIRECTIONS

What3Word Location - [///muted.digital.topical](#)

From Honiton, head through Heathfield, following the signs to Weston and Buckerell. Go over the bridge, past the Otter Inn and turn left to Buckerell.

Upon entering the village, go around the sharp right bend and the cottage is on the left before the church (the centre of the postcode is about 200 yards further north west).



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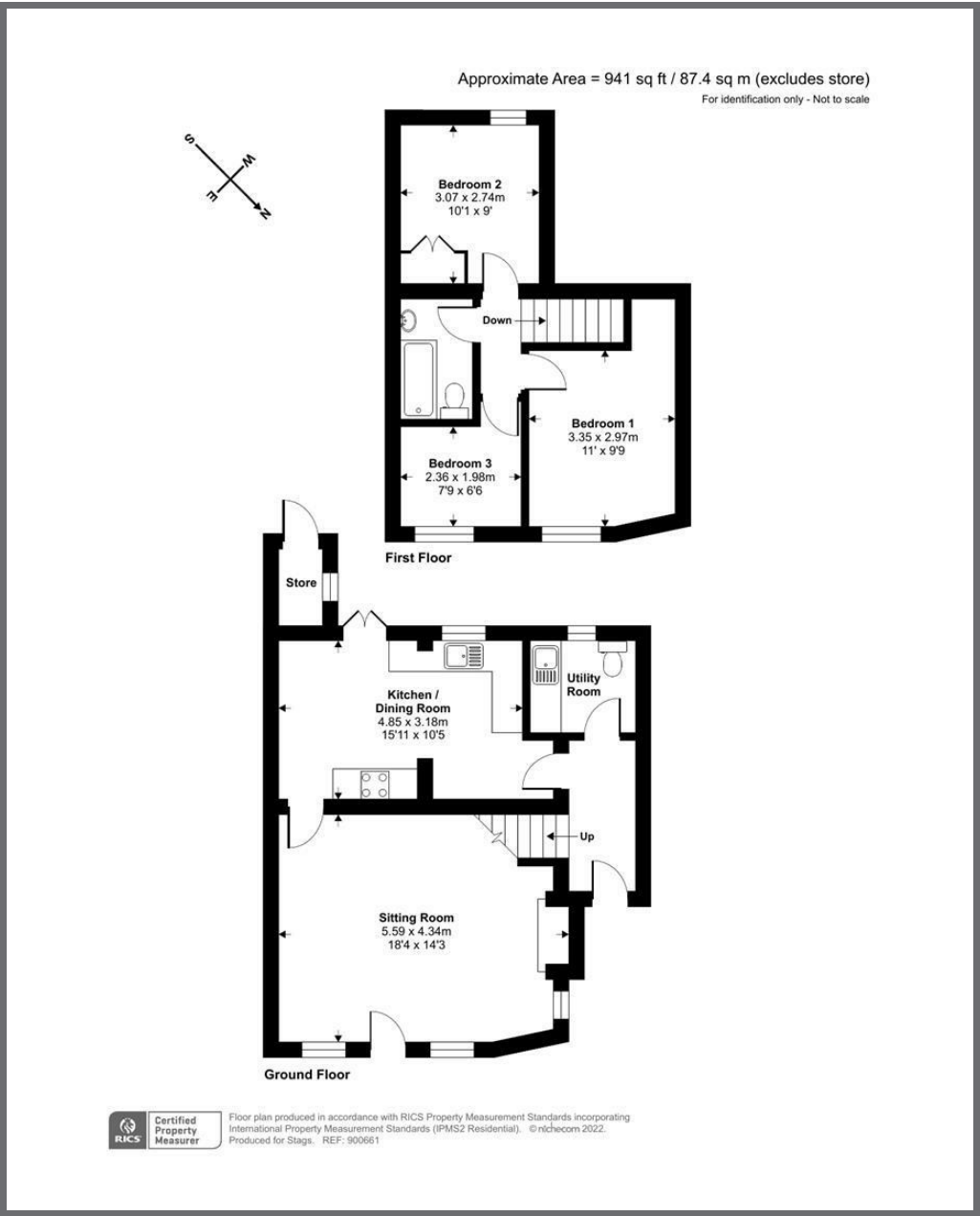


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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