



Garlands





# Garlands

Gittisham, Honiton, EX14 3AJ

Honiton Station 3.1 miles Ottery St Mary 3.6 miles

Beautifully presented 3 bedroom cottage in the heart of the village backing on to open farmland. EPC D

- Grade II listed
- 3 double bedrooms
- Cottage gardens with views
- Freehold
- Beautifully presented
- Two reception rooms
- No onward chain
- Council tax band D

Guide Price £600,000

## SITUATION

The property is located in the heart of Gittisham, one of East Devon's most picturesque and unspoilt villages, designated a conservation area, it was formerly part of the Combe Estate, which has helped protect its distinct heritage and appearance with standard restrictions.

Situated almost opposite is the pretty Church of St Michael, there is a bus that regularly goes through the village, and on the fringes of the village is The Pig at Combe, a stunning Elizabethan country house hotel, renowned for its beautiful location and fine cuisine. The property is in the catchment area for Feniton Primary School (Good) and The King's School in Ottery St. Mary (Outstanding)

Gittisham itself lies about 1.5 miles west of the market town of Honiton which has a range of shops, sports centre/swimming pool and main line rail link to London (Waterloo). Exeter city centre, is some 15 miles distant with an excellent shopping centre, sport and leisure facilities, main line rail link to London (Paddington) and international airport. The coast at Sidmouth, which lies on the World Heritage Jurassic Coastline is some 9 miles to the south.





## DESCRIPTION

This historic grade II listed largely thatched home is surprising spacious having been once two cottages, it has been beautifully refurbished and improved by the current owners forming a light and airy feel with plenty of character including fireplaces, timber windows with shutters and lots of exposed beams.

The accommodation is wonderfully presented, a covered entrance porch leads you invitingly into the lovely dining hall, which has lots of built in storage and a door to a downstairs shower room.

In the heart of the cottage is wonderful character family room centred on an inglenook fireplace with gas fired stove, there are also two window seats.

To the rear is the fitted kitchen/breakfast room with space for a table, as well as a double Belfast style sink, integrated dishwasher, fridge/freezer, Bosch electric hob, oven and combination oven/microwave. A stable door looks over the rear garden and countryside views beyond.

There is also a cosy lounge with feature inglenook fireplace and a door to the rear through a utility room.

On the first floor there are three double bedrooms each with part vaulted ceilings giving lots of extra head height. The largest bedroom has fitted wardrobes and there is a generous family bathroom with Jack and Jill door to a bedroom and luxurious roll-top bath.

## GARDENS

A pedestrian gate leads through to a paved path around the cottage to an extensive patio and gravel terrace to the rear, which is a wonderfully sheltered place to enjoy the sunsets across the open farmland to the rear. The low stone walled garden has beautifully stocked borders with numerous shrubs and an established Wisteria providing the ideal backdrop to the west facing lawn. There is plenty of on street parking adjacent to the property.

## SERVICES


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





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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