



1 Addington Cottages



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Upottery, Honiton, EX14 9PN

Honiton 5.5 miles Taunton 14 miles Lyme Regis Beach 16 miles

Beautifully presented Victorian Gothic cottage in the heart of the village.

- Heart of village
- Stone and brick
- Beautifully presented
- Utility / office building
- Freehold
- Grade II listed
- Sympathetically refurbished
- 2 double bedrooms
- EPC Band E
- Council tax band C

Guide Price £375,000

## SITUATION

The property is located in the heart of the picturesque rural village of Upottery, set within the Blackdown Hills National Landscape. The village offers a traditional pub, The Sidmouth Arms, a well-regarded primary school, an outstanding pre-school, a historic church, and a range of sporting and recreational clubs. Numerous local footpaths provide access to the surrounding rolling countryside.

Lyme Regis, Exeter, Taunton, and the M5 motorway are all within a 30-minute drive. Nearby Honiton offers a wide range of amenities, including shops, schools, leisure facilities, and a railway station on the London Waterloo line. Exeter, a larger regional hub, East down the A30 provides extensive services, including an international airport and mainline rail connections to London Paddington.



## DESCRIPTION

Built in 1869, this charming Victorian stone and flint cottage is one of a row of four estate workers' cottages originally commissioned by Lord Sidmouth. It is Grade II listed in recognition of its historical and architectural significance. Over the years, the property has been sensitively improved, with mainly bespoke timber double-glazed windows that complement its Gothic character and highlight the exposed dressed stonework.

## ACCOMMODATION

The accommodation includes a partially open entrance porch, a sitting room with timber flooring and an open fireplace, and a kitchen fitted with units and a pantry-style cupboard. There's also a dining room with a door leading to the rear garden.

Upstairs, there are two nice sized bedrooms with high ceilings and a family bathroom.

## UTILITY / OFFICE

Across a small rear courtyard sits a versatile outbuilding with a quarry tile floor, an old stone sink with a micro-cement surround, and views over the garden. Currently used as a spacious utility or boot room, it could also serve as a home office. A door leads through to an adjoining store and boiler room.

## GARDEN

At the front, a partly enclosed lawn is bordered by a low privet hedge, with a gravel path leading to the front door and side access to the rear courtyard.

A pathway runs past a raised bed and a large patio to the rear garden, which gently slopes and is enclosed by stone and timber boundaries. The garden features beautifully planted cottage-style borders, a couple of apple trees, and an excellent timber shed. Tucked beneath two protected trees is a sheltered gravel seating area that backs onto the village playing field.

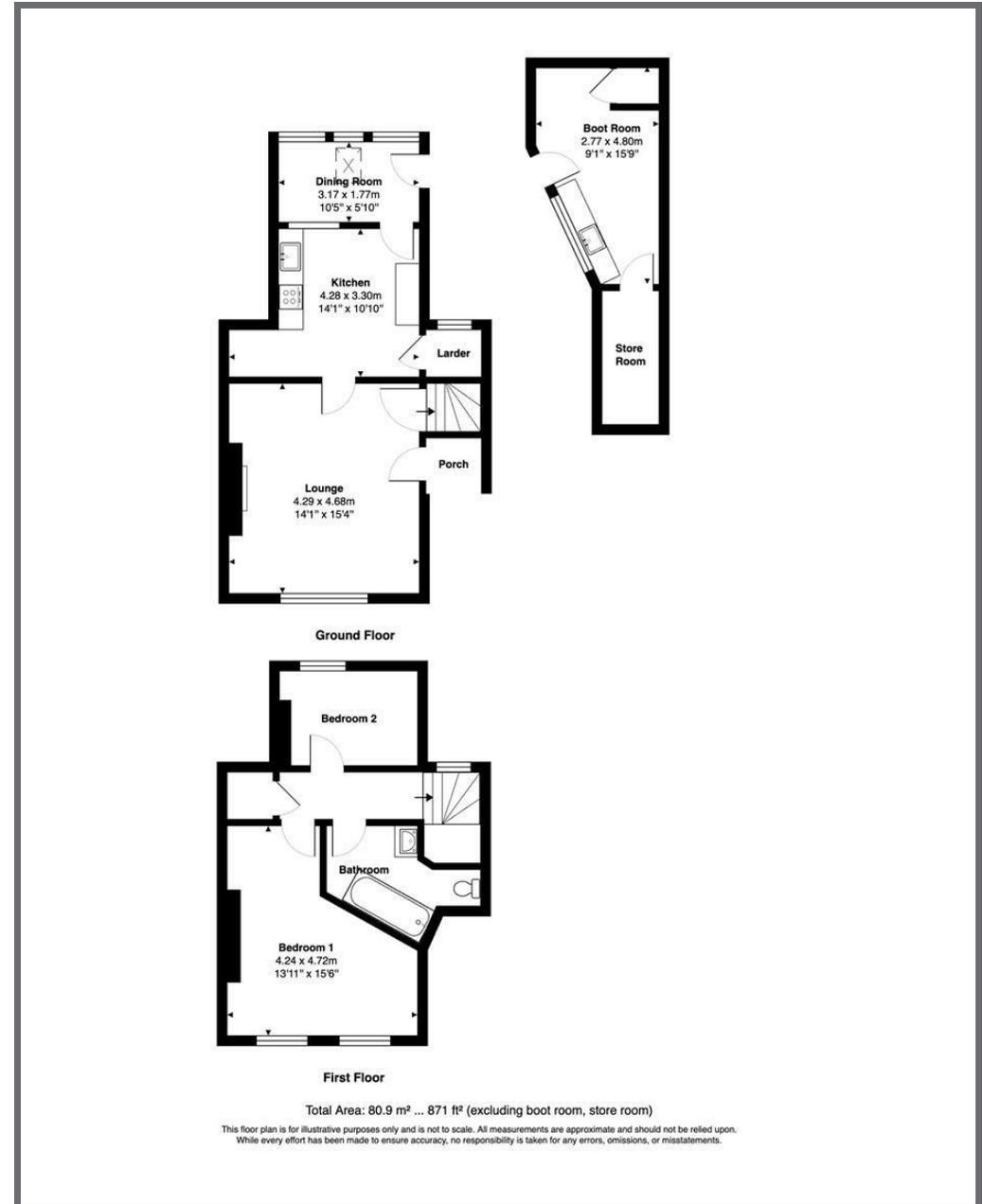
In common with the neighbouring cottages, there is access across the front and rear, occasionally used for filling oil-tanks etc.

## SERVICES

Mains water (not metered), electric and drainage. Oil-fired central heating (recently replaced boiler). Ultra fast fibre broadband available via Gigaclear up to 1,000 Mb/s. EE, O2, Three and Vodafone mobile networks available outside (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)	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			
		46	80

England & Wales EU Directive 2002/91/EC

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