



Foxwood



Foxwood

Cotleigh, Honiton, Devon, EX14 9HZ

Honiton 4.3 miles ///slept.completed.verbs

Character 3 bedroom cottage with stone stables and paddocks running down to a stream. In all 1.71 acres. EPC E

- 3 Bedroom cottage
- Sitting room with woodburner
- Cottage gardens
- Paddocks running down to stream
- Freehold
- Open plan kitchen/dining
- 3 bedrooms (1 en suite)
- Stone/block built stables
- In all about 1.71 acres (0.69 ha)
- Council tax band D

Guide Price £600,000

Set in a wonderfully peaceful position within the Blackdown Hills National Landscape (formerly AONB), this attractive stone cottage enjoys excellent accessibility, being just 1.3 miles from the A303.

This semi-detached character home has been extended in the past to create a comfortable and well-balanced family property. The heart of the home is a spacious open-plan kitchen/dining room with double sliding doors opening onto a wraparound patio and garden, ideal for entertaining and enjoying the surrounding countryside. The double-aspect sitting room features a striking fireplace with a wood burner, providing a cosy focal point. Completing the ground floor is an entrance porch and a cloakroom/WC.

Upstairs, there are three bedrooms, two with built-in storage and the principal bedroom benefits from an en suite shower room.

The property is approached via a short shared drive, leading to a gravelled parking area and a substantial stone-built stable block, comprising two stables and a tack room. The land is predominantly arranged as two paddocks, well enclosed by mature hedge banks. The larger paddock extends down to a stream, offering a picturesque natural boundary.

Services: Mains electricity and water. Recently installed shared sewage treatment plant. Fibre broadband available via Gigaclear (up to 1,000 Mbps). Outdoor mobile coverage reported on EE, Three, Vodafone and O2 (source: 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			79
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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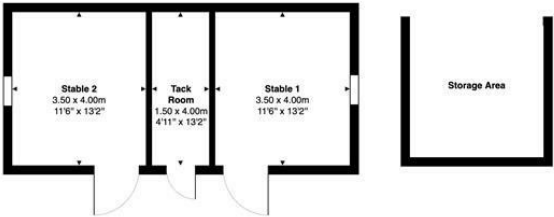
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Ground Floor



First Floor



Total Area: 121.7 m² ... 1310 ft² (excluding stable 2, tack room, stable 1, storage area)
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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