



Wessington Cottage,



Wessington Cottage,

Awliscombe, Honiton, Devon EX14 3NU

Honiton 1.5 miles; M5 at Cullompton (Junction 28) 8.5 miles;
Exeter Airport 11 miles; Exeter 16 miles;

A beautifully presented, characterful cottage set within approximately 0.25 acres of landscaped gardens, offering breathtaking panoramic views of the surrounding countryside.

- Versatile accommodation
- Finished to an exceptional standard
- 4 bedrooms, all with en-suite
- Kitchen and utility room
- Breakfast room
- 2 reception rooms
- Conservatory
- Delightful gardens and views
- Freehold
- Council Tax Band C

Guide Price £675,000

SITUATION

The property enjoys a glorious rural setting with far reaching views, positioned on the southern edge of the Blackdown Hills (National Landscape formerly known as an Area of Outstanding Natural Beauty). Just a short distance from the sought after village of Awliscombe, it benefits from an active local community and convenient amenities, including a well-regarded primary school and a village hall.

Approximately 1.5 miles to the southeast lies the vibrant market town of Honiton, offering a wide range of shops and services, a direct rail link between Exeter and London Waterloo, and excellent road access via the A30.

The M5 motorway at Junction 28 (Cullompton) is easily reached, approximately 8.5 miles to the north, providing swift connections to the wider region.

DESCRIPTION

This property has been thoughtfully extended and modernised over the years to an exceptional standard. The result is a bright, versatile, and well planned home, beautifully complemented by its stunning gardens — which is ideal for families, professionals, or those seeking a peaceful retirement retreat.



Upon entering, you're welcomed by an inviting entrance porch leading into a stylish dining area, this space flows seamlessly into the newer extension, offering a delightful seating area with direct access to the rear garden.

The kitchen/breakfast room is superbly appointed, featuring a comprehensive range of contemporary units, integrated appliances and a charming double Belfast sink. The breakfast area enjoys exceptional countryside views and includes further storage, along with access to a pantry and utility room, which offers additional units, plumbing for appliances, and access to the side of the property.

The generously sized sitting room boasts a charming feature fireplace with a woodburning stove and built in storage, creating a warm and inviting atmosphere. Leading from here is the conservatory, providing an additional, flexible living space perfect for year-round use. It is fitted with bespoke Duette blinds by Thomas Sanderson for comfort and privacy.

Also on the ground floor are two adaptable bedrooms, each with en-suite facilities - one of which is currently being used as a home office, ideal for remote working, ideal for guests or multi-generational living.

Upstairs, a spacious landing area leads to two generous double bedrooms, both offering glorious south facing views and benefitting from en suite shower rooms.

OUTSIDE

Accessed via electric entrance gates, opening onto a spacious gravel driveway with ample parking for several vehicles and direct access to a double garage. The garage is equipped with a roll up electric door, side pedestrian access, power points, and lighting offering excellent storage or workshop potential.

The front and side gardens have been landscaped to a high specification, featuring elegant oak timber sleeper beds and luxurious Italian porcelain paving that wraps around the southern boundary of the cottage. This area leads to an expansive patio terrace, ideally positioned for al fresco dining and outdoor entertaining, while enjoying far reaching views of the surrounding countryside.

Elevated to the east of the cottage lies a stunning Millboard 'Limed Oak' decked area, professionally installed by Urban Earth and complemented by a large oak pergola - a truly delightful setting for relaxing or hosting guests. Discreetly installed outdoor lighting has been carefully designed to enhance the space and create a warm, ambient atmosphere after dark.

To the far east of the plot is a charming orchard, mostly laid to lawn and interspersed with mature shrubs and established fruit trees, providing both beauty and seasonal produce.

The rear garden is fully enclosed and designed for low-maintenance living, featuring artificial grass and a private, sheltered setting with multiple seating areas. This peaceful retreat is easily accessed from the rear of the property and offers uninterrupted panoramic countryside views.

SERVICES

Mains electricity, water and drainage. Oil fired central heating. Superfast broadband, currently set up with Gigaclear.

DIRECTIONS

What3Words: [///surprises.moods.sailing](#)



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.

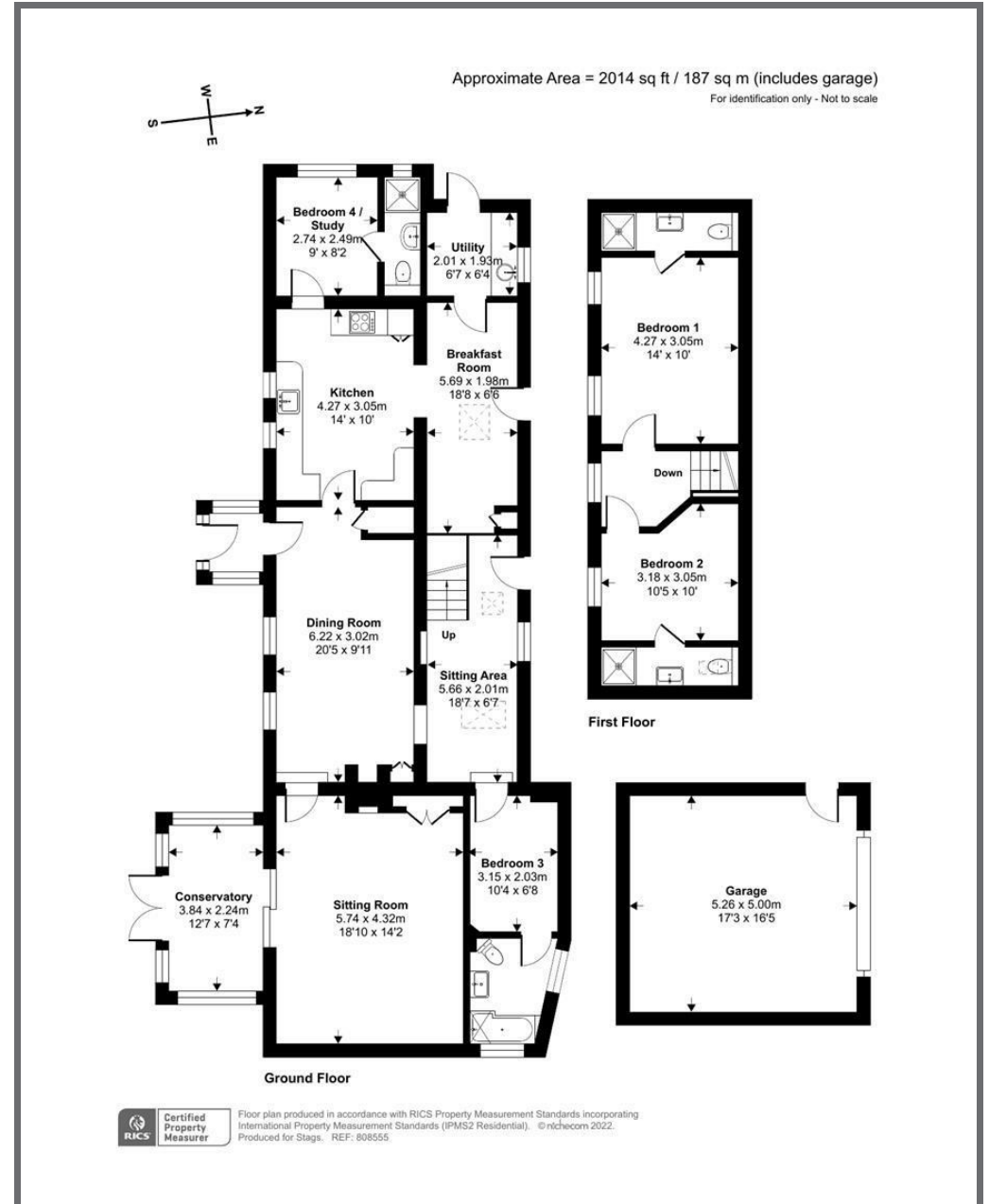


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	51
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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