



The Old Post Office



# The Old Post Office

Fairmile, Ottery St. Mary, EX11 1LP

Honiton- 5.5 miles, Ottery St Mary- 1.4 miles, Exeter - 12.5 miles

Grade II Listed semi detached property with garage, parking and additional area of garden

- Four Bedrooms
- Kitchen
- Family Bathroom
- Garage and Stores
- Freehold
- Sitting Room/Dining Room
- Utility Area/Shower Room
- Garden
- Parking
- Council Tax Band D

## Guide Price £500,000

Fairmile is a small hamlet situated about 1.5 miles from Ottery St Mary, a thriving town with a wide range of amenities including a hospital, doctor's surgery, highly regarded secondary school and an excellent selection of independent shops. The A30 provides quick access to Exeter and the M5, while a main line station offers direct services to London Paddington. Exeter International Airport is also easily reached.

The area offers wonderful walking opportunities, including along the River Otter and East Hill, while the south coast with its variety of beaches is around 7 miles away.

Formerly The Old Post Office to the hamlet of Fairmile, this Grade II Listed property offers characterful and well proportioned accommodation. The front door opens into a welcoming sitting room and dining room with wood flooring and a wood burning stove, while the original post box remains in place as a reminder of the property's history. Beyond the dining room is a useful utility area and wet room. The kitchen is positioned to the rear, fitted with a Belfast sink, a range of units, Range cooker and a generous walk-in pantry. On the first floor are four good-sized bedrooms, served by a family bathroom.

A parking area gives access to the rear garden, which includes two useful stores (with potential for conversion subject to the necessary consents), together with a detached garage and further store room. The garden is mainly laid to lawn with mature shrub and tree borders.

Opposite the property, an additional parcel of land provides an excellent space for outdoor entertaining or relaxation, featuring two summerhouses, a garden shed and an array of fruit trees.

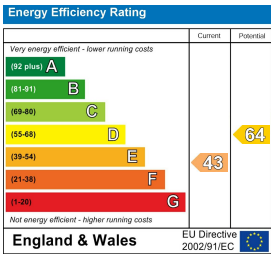
Mains electricity and water. Private drainage (shared with six other properties, located across the road). LPG heating. Mobile signal likely available with O2, Vodafone, Three and EE. Standard and Ultrafast broadband available (Ofcom).

What3Words: ///readings.resaping.easels





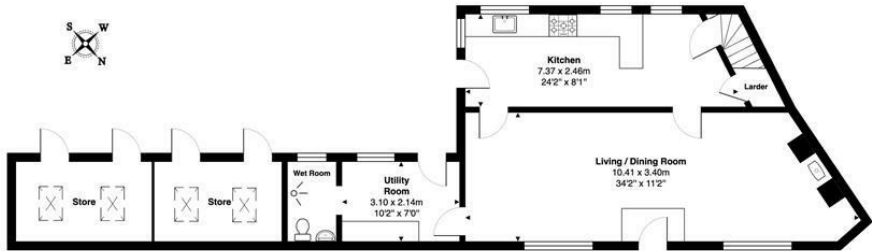
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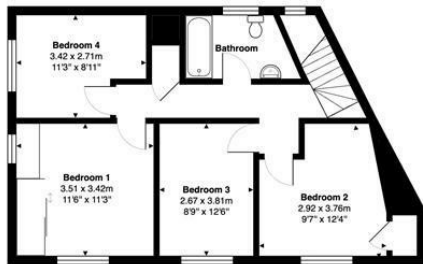
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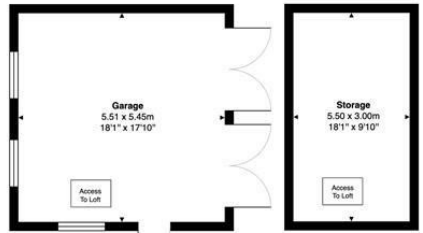
The Old Post Office, Road Through Fairmile, Fairmile, EX11 1LP



Ground Floor  
Area: 78.1 m² ... 840 ft²



First Floor  
Area: 60.1 m² ... 647 ft²



Ground Floor  
First Floor (Restricted Height)

Total Area: 138.2 m² ... 1488 ft² (excluding garage, storage)  
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.