



Shelves Cottage



**STAGS**



# Shelves Cottage

Luppitt, Honiton, EX14 4SN

What3words Location ///unloaded.holly.trip

Charming Grade II listed cottage with outbuildings, set in 0.66 acres of gardens and orchard.

- Grade II Listed
- Beautiful views
- Outbuildings
- Lots of local paths
- Freehold
- 3 bedrooms (1 ground floor)
- Parking and garage
- Orchard and garden
- Blackdowns National Landscape
- Council tax band F

## Guide Price £550,000

### SITUATION

The property enjoys a peaceful rural position above the village of Luppitt, within the Blackdown Hills National Landscape and easy access to footpaths and bridleways. Luppitt is a lovely community with a parish church, small pub and village hall, while the nearby market town of Honiton offers a wide range of amenities, schooling, and a mainline railway station to London Waterloo.

### DESCRIPTION

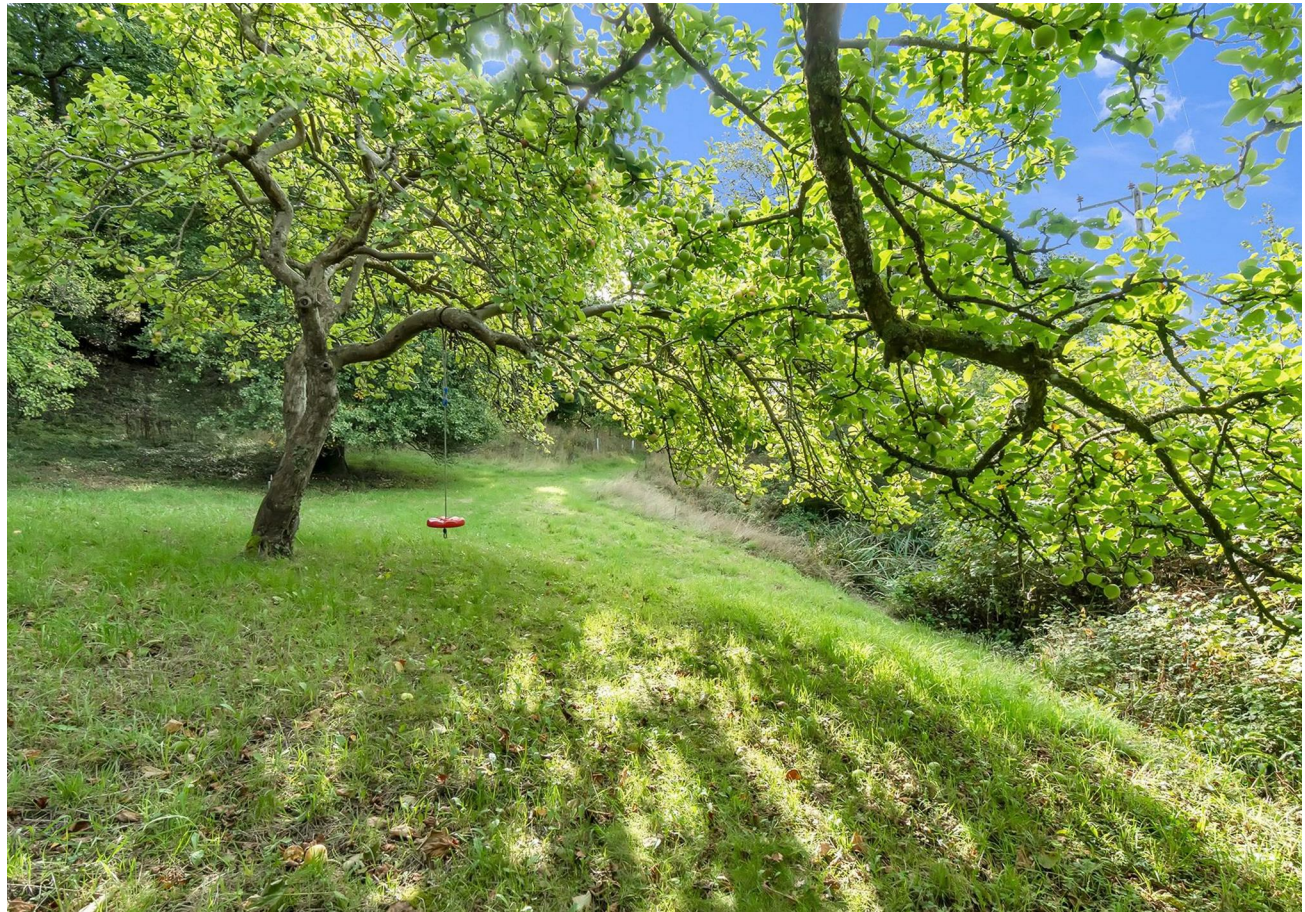
This charming Grade II listed cottage, dates from the early 17th century, is cob and stone under a recently re-thatched roof (2017). The property retains a wealth of period features, including exposed beams and an inglenook fireplace, while benefitting from sympathetic improvements and recent Listed Building Consent (Ref 25/0657/LBC) for kitchen and dining enhancements. The accommodation includes a spacious living room with wood burner, separate dining room, and a well-fitted kitchen. Upstairs are two generous double bedrooms and a family bathroom, with a ground floor bedroom and en suite shower.

### OUTSIDE

Approached via an old Devon lane there is parking for three vehicles, a large timber garage and two outbuildings. The gardens and grounds extend to approx. 0.66 acres including a lovely orchard/copse area with rural views.

### SERVICES

Private water (shared spring and well), mains electricity, private drainage (treatment plant). Oil-fired central heating. Standard and Ultrafast fibre broadband available (up to 1000 Mbps). Vodafone and O2 mobile networks available (Ofcom).







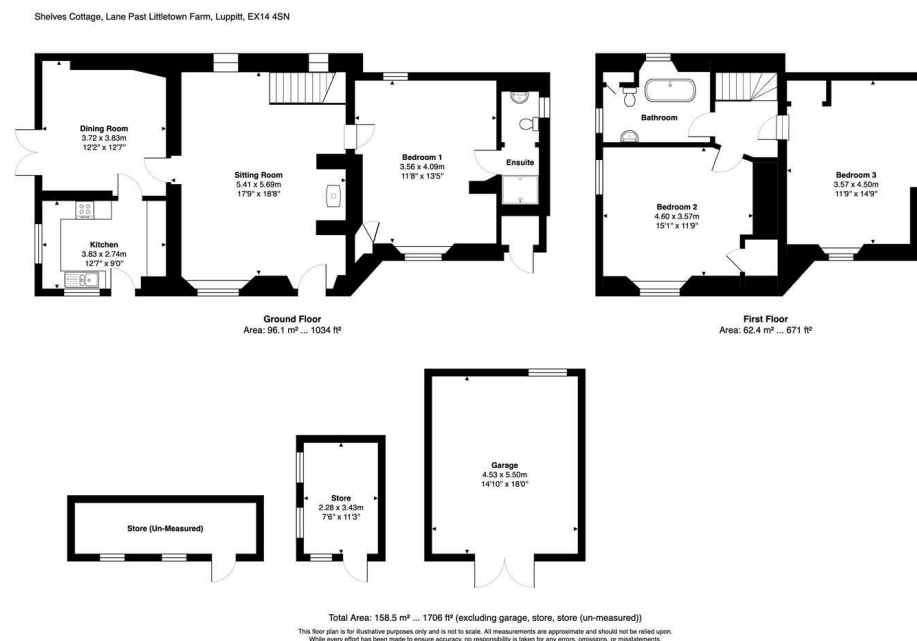


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