



Shelves Cottage



STAGS

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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

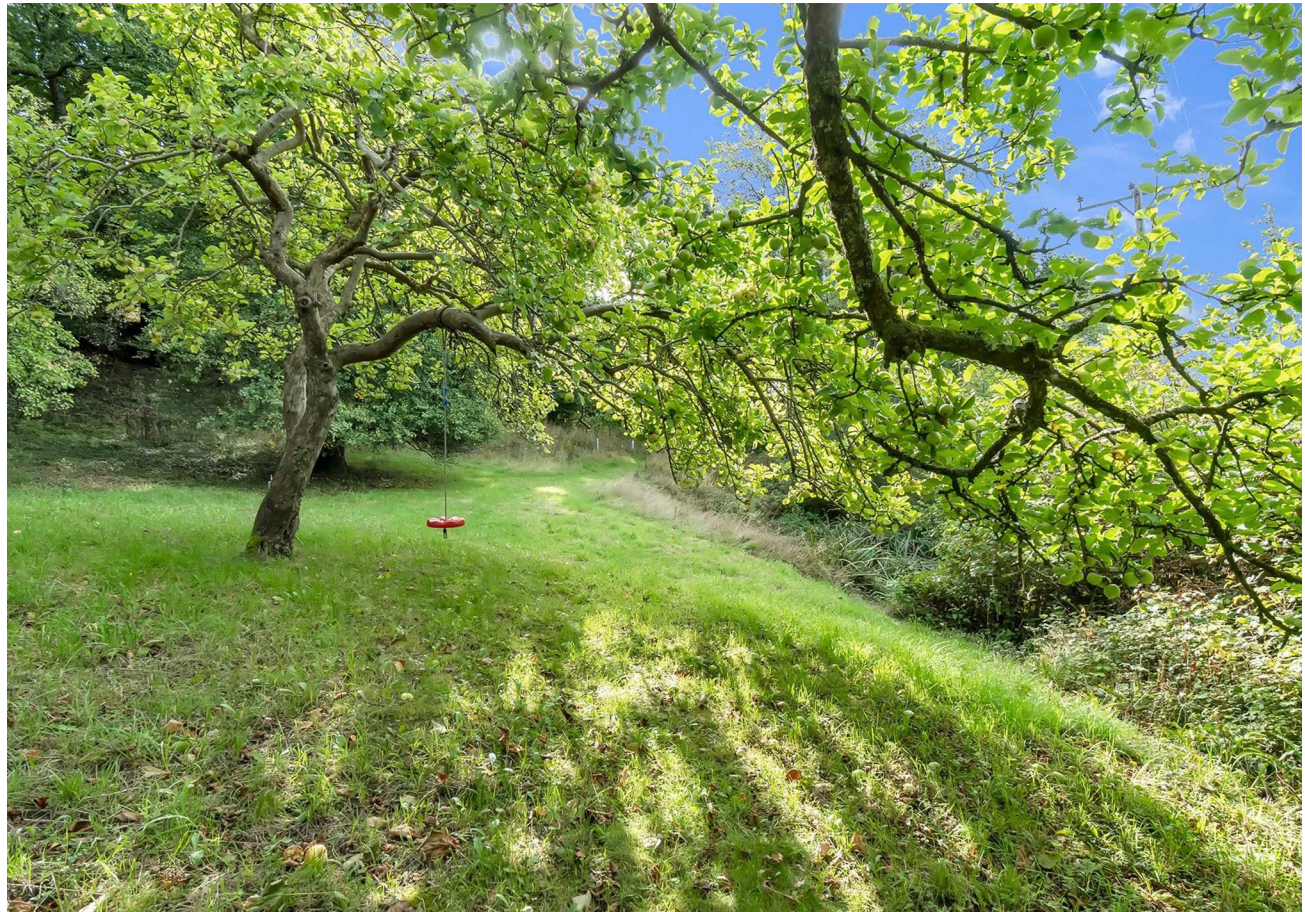
This charming Grade II listed cottage, dates from the early 17th century, is cob and stone under a recently re-thatched roof (2017). The property retains a wealth of period features, including exposed beams and an inglenook fireplace, while benefitting from sympathetic improvements and recent Listed 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).





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.



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