



Blake Cottage





# Blake Cottage

, Honiton, Devon, EX14 9QP

Honiton: 3.7 miles Axminster: 12 miles Taunton: 14.2 miles

Blake cottage is a spacious stone former farmhouse on the outskirts of Rawridge near Honiton, with garage, parking and beautiful views across the Otter Valley.

- Grade II Listed
- Landscaped Gardens
- Ensuite Bathroom
- High Quality Kitchen
- Council Tax Band C
- Countryside Views
- Garage
- Allocated Parking
- Freehold

Guide Price £500,000

## SITUATION

This property is located in Rawridge in the Blackdown Hills AONB, close to the picturesque village of Upottery which benefits from a public house, The Sidmouth Arms, a highly regarded primary school, historic church and a host of other sporting and recreational clubs. The A30 trunk road adjoining to the east gives rapid access to both Honiton and the university and cathedral city of Exeter.

Taunton and the M5 motorway are about 30 minute drive from the property. Honiton benefits from comprehensive amenities including shops, schooling, recreational facilities and a railway station on the London Waterloo line. The larger centre of Exeter caters for all needs including an international airport, mainline railway stations on both the Paddington and Waterloo lines and access onto the M5 motorway.





## DESCRIPTION

Blake Cottage is a lovely Grade II Listed former farmhouse situated in a private development in the countryside location of Rawridge. This stone property is charming and spacious throughout, with the accommodation comprising a good size high specification kitchen with a variety of appliances, and earthstone work tops. There is plenty of room for a dining table, and door leading to the garden offering lovely views.

The spacious yet cosy and welcoming, sitting room enjoys lovely country views from all windows and has a charming inglenook fireplace with an inset multi fuel burner and beautiful flooring. On the first floor are three double bedrooms, a bathroom and a separate shower room. The timber hardwood windows are double glazed throughout the property.

## OUTSIDE

To the front of the property is a picturesque front garden with paved stepping stones leading to the front door. Paved areas perfect for seating with two bridges over the stone edged small stream which runs through the garden. The rest of the garden is laid to lawn with a variety of mature trees and shrubs, There is a glorious decked area to the rear, offering an excellent degree of privacy with fantastic countryside views.

Outbuildings include a workshop and a summerhouse, additional outbuilding divided into two halves, housing a freezer and tumble dryer, the other space is used as a useful log store, There is a single garage with up and over electric door and two allocated parking spaces.

## SERVICES

Oil fired central heating. Mains water and shared waste treatment plant.

Standard and ultrafast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom)

The neighbour has a pedestrian right of way over the path to the side of the property.

## DIRECTIONS

From Honiton head East on the A30, turning left after Monkton, sign posted Rawridge and Upottery. Take the next left turning into Hayne Farm, where Blake Cottage will be found.





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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