



Abbey Cottage



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Dunkeswell Abbey, Honiton, Devon EX14 4RP
Hemyock 2.2 miles; Honiton 7.8 miles; Wellington 7.2 miles

A detached grade II listed stone built cottage in an idyllic historic location amidst 0.75 acres of sheltered private gardens.

- 3 Bedrooms
- Private and Sheltered Setting
- Extensive Driveway Parking For Up To 6 Cars
- Recently Re-Fitted Modern Kitchen And Shower Room
- Council Tax Band - E
- 2 Receptions with Inglenooks
- Detached Thatched Garage/Workshop
- Grade II listed, Large Garden Shed & Greenhouse
- New Carpets Throughout
- Freehold

Guide Price £630,000

SITUATION

Abbey Cottage affords an idyllic and picturesque yet accessible location within the Blackdown Hills, a designated Area of Outstanding Natural Beauty. As its name suggests, the cottage is situated adjacent to the romantic remains of Dunkeswell Abbey, a historic Cistercian Monastery thought to have been founded in 1201 by the 'Sheriff of Nottingham' The remains of the Abbey has recently undergone restoration work by English Heritage to safe guard and protect the buildings and walls.

The property lies within the Uffculme school secondary school catchment area, with designated school bus stop in walking distance. The property is located approximately 2.2 miles south of Hemyock, which offers a good range of facilities including health centre, church, garage, public house, sub post office, general stores and primary school. There is also a good selection of sporting facilities including sports field, tennis courts and bowling green.

Wellington is within 7.5 miles of the property where a greater selection of facilities can be found together with easy access to the M5 motorway which lies on the eastern outskirts of the town. Taunton is within 13 miles of the property where an excellent selection of shopping, recreational and scholastic facilities can be found along with a main line rail link to London Paddington.

The market town of Honiton is within 8 miles where access to the A30 can be gained providing excellent links to Exeter and towards London. The south coast is also readily accessible.



DESCRIPTION

Built of stone beneath a thatched roof, this enchanting home offers historic character accommodation in the most picturesque and idyllic of rural settings. The cottage offers three double bedrooms on the first floor, arranged around a central stairway and landing with large built-in cupboard storage. Each bedroom features latch doors, exposed roof timbers, sloping eaves and double glazed casement windows. The bedrooms are serviced by a newly updated ground floor shower room accessed from a similarly central inner hall at the foot of the staircase with large shower cubicle, vanity unit with inset sink, W/C, heated towel rack and tiled floor. Either side of the Hall are the Sitting and Dining Rooms, the former a room of immense character with stopped and chamfered beamed ceiling, inglenook fireplace housing a wood burning stove and an exposed brick and timber wall, part of which opens to a Study. The Dining Room features a quarry tiled floor with similarly impressive inglenook fireplace housing an oil-fired AGA with tiled surfaces on either side and an original bread oven. Beyond is the new modern kitchen with wall and base units, one and half bowl sink unit, built in microwave and dishwasher, space for washing machine, integrated oven and induction hob, tiled floor and stable door into the gardens. Heating is supplied via a recently installed LPG fired Vaillant combi-boiler to radiators, supplemented by the aforementioned AGA and woodburning stove.

N.B. Planning permission has recently lapsed to extend and improve the current configuration of accommodation with the addition of a stunning green oak and glass Kitchen and Garden Room to the south elevation as well as a two bay oak framed garage within the grounds. Plans are available to view on the East Devon District Council Planning Portal under reference 16/0688/LBC.

The existing layout offers charmingly comfortable accommodation.

OUTSIDE

Abbey Cottage is nestled amidst the remnants of the original 13th Century Cisterian Abbey, the north walls of its ruined Gatehouse now forming part of the gardens' north eastern boundary. The level grounds are a sheltered leafy enclave comprising lawns broken by box hedgerow and interspersed by mature trees offering an enchanting leafy canopy and backdrop. Vehicular access is off a lane via double timber gates onto a substantial gravelled drive providing extensive parking and access to a detached garage in one corner, built in stone with a thatched roof.

SERVICES

Mains electricity. Private water via shared well and drainage treatment plant installed 2022. Oil fired AGA. LPG central heating. This property has the benefit of standard broadband(Ofcom). Mobile coverage limited inside & outside with EE, O2, three and Vodafone (Ofcom). This property also benefits from a recently installed treatment plant.

VIEWINGS

Strictly by appointment with the agents Stags.

DIRECTIONS

From Hemyock turn left into the High Street continue out the village follow the road up the hill then down the hill turning right signposted Dunkeswell Abbey, Dunkeswell continue along this road for approx 1.25 miles and at Abbey Cross (a right turning off a left bend) turn right and after a few hundred yards turn left again. Abbey Cottage will be seen in front of you at the end. What 3 Words: ///imprints.packages.heaven



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.



7 High Street, Wellington,
Somerset, TA21 8QT

wellington@stags.co.uk

01823 662822

