

Home Farm Cottages, Mamhead, EX6 8HP



A delightful Grade II Listed thatched cottage situated in a rural location offering wonderful views over open fields. The character two double bedroom home offers good size living accommodation and benefits from bathroom, shower room, kitchen and utility room. there is a delightful rear paved patio garden with storage and open views.

FREEHOLD, COUNCIL TAX - C, EPC - D

£325,000

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FRASER & WHEELER

ENTRANCE LOBBY

Access to the property is approached from a pretty front garden with a pathway to the front door a level lawn to one side and storage shed.

SITTING ROOM

4.37m x 3.88m (14'4" x 12'9")

Glazed window to the front aspect looking over the pretty front garden. Feature brick fireplace with wood burner, radiator, wall mounted lights and door to:

DINING ROOM

4.37m x 2.90m (14'4" x 9'6")

Large storage cupboard, radiator, wall mounted lights, feature beams and open to:

KITCHEN/BREAKFAST ROOM

5.55m x 3.20m (18'3" x 10'6")

A selection of base and eye level units, roll top work surfaces, stainless steel sink and drainer, space for cooker and fridge. Feature beams, skylight, down lighters, radiator and double glazed door with delightful views over the rear garden and door to:

UTILITY ROOM

Utility room with eye level units, roll top work surface space and plumbing for washing machine, dishwasher, oil fired boiler and freezer and skylight.

SHOWER/WET ROOM

Low level WC, wash hand basin, part tiled walls and electric shower.





FIRST FLOOR LANDING

BEDROOM 1

4.42m x 3.92m (14'6" x 12'10")

A light and spacious bedroom with stripped floorboards, glazed window to the front aspect, radiator, storage cupboard and exposed beam.

BEDROOM 2

2.96m x 2.76m (9'9" x 9'1")

Stripped floorboards, radiator, glazed window to the rear aspect, storage cupboard and exposed beam.

BATHROOM

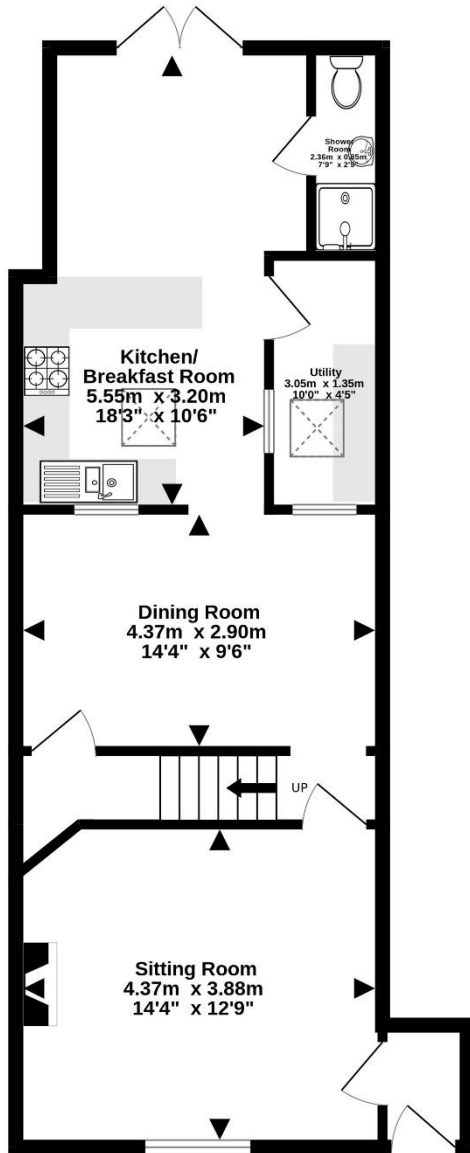
White suite comprising, panelled bath with thermostatic shower over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls and exposed beam. Shaver point, extractor and access to loft space.

OUTSIDE

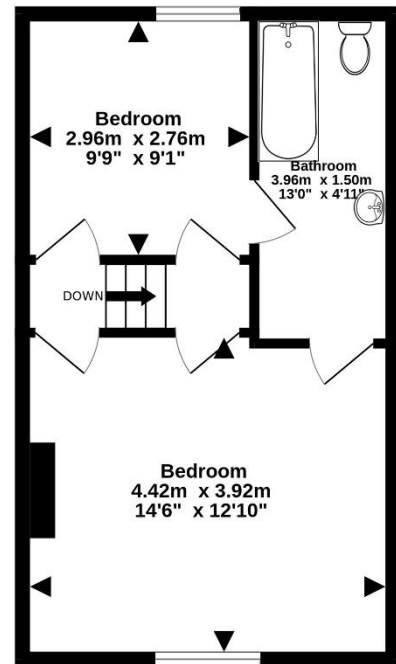
To the front of the property is a pretty level lawn with storage and a pathway leading to the front door. The rear patio garden offers wonderful views over open fields with a storage shed housing the oil tank, outside tap and power.



Ground Floor
57.7 sq.m. (621 sq.ft.) approx.



1st Floor
33.9 sq.m. (365 sq.ft.) approx.



TOTAL FLOOR AREA : 91.6 sq.m. (986 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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