



Fenny Bridges, Honiton

Guide Price £675,000

3 2 2



The Cottage is a beautiful, traditional farmhouse which has been tastefully extended. Set in approaching 1.8 acres of beautiful rural surroundings with the additional benefit of a three bedroom barn conversion, offering multi generational living or a business opportunity.

The Cottage

The light, spacious entrance hall offers access to all ground floor rooms with an open wooden staircase leading to the first floor. The kitchen diner is another light and airy room with plenty of space for a family dining table. The kitchen is fitted with a wide range of appliances including eye level double oven, gas hob, dishwasher and a tall fridge. There is a wide range of base and wall mounted cupboards and granite effect worktops. Double patio doors lead out into the rear garden patio area which is ideal for enjoying the sun and entertaining during the summer months. The living room is a large open room with exposed wooden beams and large inglenook fireplace with a log burner. The sun room offers views over the gardens and access to the rear patio area. The office has plenty of space for a desk and other furniture and would easily double up as a snug or play room. The utility room is very spacious and is fitted with a double sink, base and wall mounted cupboards with wood effect worktops and has plenty of space for appliances. The shower room has lots of storage and is fitted with a shower, a basin, WC and ladder style radiator.

On the first floor, the light, spacious landing offers access to all 3 bedrooms and the family bathroom, which is fitted with a white modern suite consisting of a bath with shower over, a basin and WC. There are a good selection of cupboards with white tiling and Aqua panels surrounding the bath/shower. The master bedroom is a large double room with a Juliet balcony overlooking the garden. There is a large walk in wardrobe which leads to the en-suite consisting of a corner shower cubicle, basin and WC. Bedroom 2 is another large double room with plenty of space for additional furniture whilst bedroom 3 is a small double room with views over the fields.

The property benefits from oil-fired central heating throughout and solar hot water providing free hot water throughout the summer months.

The Barn

Is a holiday rental creating an additional income. The Barn is a lovely light and spacious three bedroom property.

The kitchen is fitted with a wide selection of base and wall mounted cupboards with white granite effect laminate worktops and has space for all the usual appliances. The shower room is well appointed with a modern suite consisting of a shower cubicle, basin and WC with a ladder style radiator. The living room is a light and spacious room with feature wooden fire surround and exposed wooden beams. A wooden staircase leads to the first floor. Double doors lead outside to the front of the property.

On the first floor there are three bedrooms and a separate cloakroom. The main bedroom is a good sized double room with a Velux window and built in wardrobes. The second bedroom is another good sized room whilst bedroom three is a light, single room, with both rooms also fitted with Velux windows.

The property benefits from gas central heating throughout (LPG).

Externally there are extensive grounds with a fully fitted workshop which benefits from lighting and electricity and an outside office. The substantial driveway provides off road parking for several vehicles including room for boats caravans etc and a double width carport for under cover parking and additional storage.

The Cottage is located just 3.5 miles from Honiton town centre and all of its amenities. Early inspection recommended.

DIRECTIONS <https://w3w.co/exhaled-mallets-otters>



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1. Every care is taken in preparing these particulars but they do not constitute nor constitute any part of an offer or a contract. They are prepared in good faith but they are for guidance only and intended to give a fair description of the property.

2. Statements contained in these particulars are not to be relied on as statements or representations of fact and are made without responsibility on the part of the agents or vendor. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each statement. The vendor does not make or give and neither the agents or their employees have authority to make or give any representation or warranty in relation to the property or its use.

3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These must be verified by any intending purchaser.

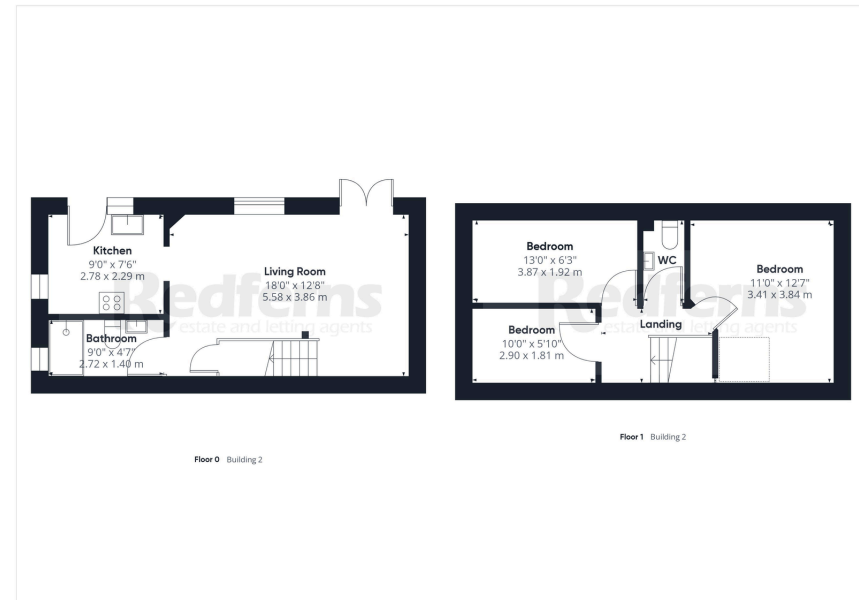
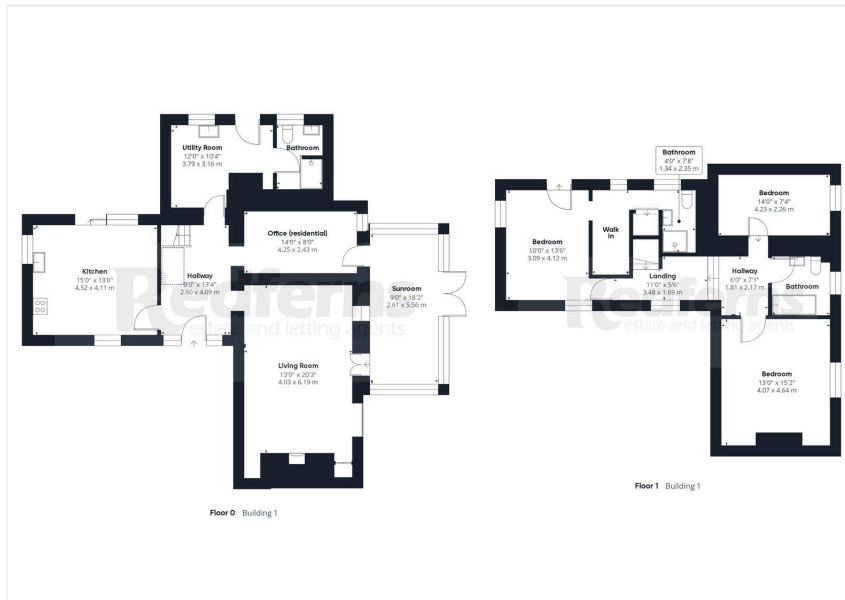
4. All properties are offered subject to contract and being unsold. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting any property which has been sold, let or withdrawn.

5. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

6. Descriptions of a property are inevitably subjective but we endeavour to make our particulars accurate. If there are any points of particular importance please contact us before viewing and we will be pleased to check or clarify information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Three bedroom farmhouse
- 3 bathrooms - 1 en-suite
- Set in approaching 1.8 acres
- Solar power heated water
- Ideal business opportunity
- Three bedroom converted barn/annexe
- Beautiful rural surroundings
- Workshop and office/store
- Oil fired central heating
- EPC Rating - TBC



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