



## 2 Pollybrook Cottages, Payhembury, Honiton, EX14 3HA

Guide Price £395,000

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Step into a welcoming reception hall, with natural light setting the tone for the home. To the left is a cloakroom WC, tastefully fitted and convenient for guests.

Upstairs, the master bedroom is a spacious retreat with its own ensuite shower room, finished with modern fittings and a tiled walk-in shower. Two further bedrooms – both generously proportioned – are ideal for children, guests, or use as a home office or hobby space. A well-appointed family bathroom completes the first floor, offering a bath with a shower over, modern tiling, and chrome fittings. The property benefits from modern oil-fired central heating and double-glazed windows throughout.

Payhembury is a picturesque East Devon village known for its close-knit community, excellent primary school, and charming pub, The Six Bells Inn. Surrounded by scenic countryside, it offers plenty of opportunities for walking, cycling, and exploring. Despite its rural feel, Payhembury is well-connected – just a short drive from the market town of Honiton, and within easy reach of Exeter, the A30, and the M5 for commuting.

This home offers the ideal balance between tranquil village life and accessibility to urban convenience.

DIRECTIONS What3words ///bank.overcomes.providing

SERVICES All main services are connected except gas - oil fired central heating

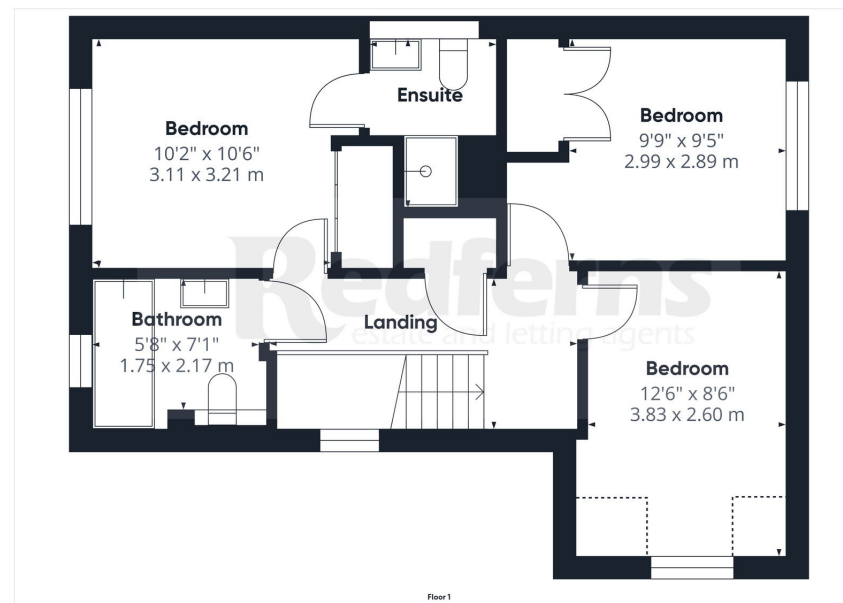
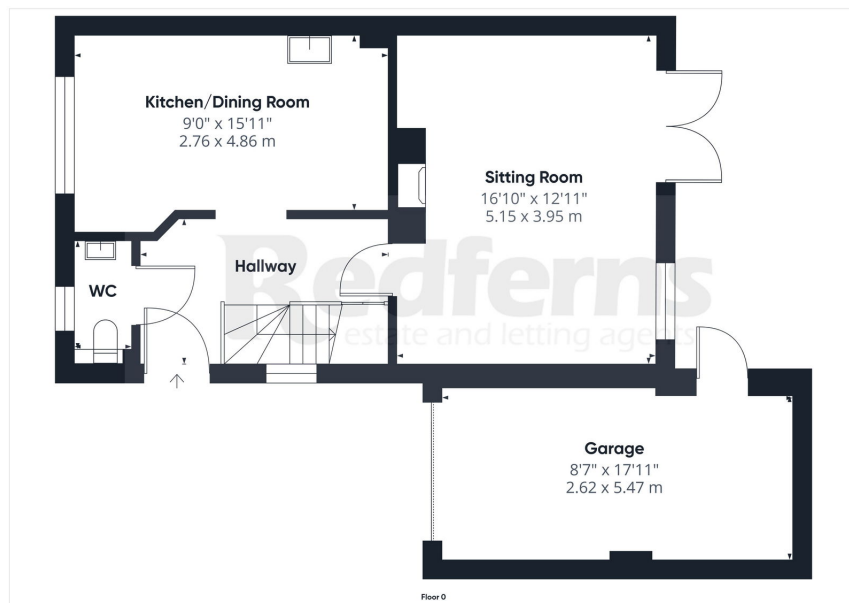
OUTGOINGS Council Tax Band D (as per Gov.UK Website at the date of first listing)

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property. For specific checks, please use this link [checker.ofcom.org.uk](https://www.checker.ofcom.org.uk)





- Quality finishes with a warm and natural touch
- Cloakroom W.C.
- Spacious sitting room with woodburner
- Master Ensuite
- Enclosed rear garden
- Reception hall
- Open plan kitchen / dining room
- Three double bedrooms
- Stylish family Bathroom
- Driveway and garage



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