

## Little Hill Cottage, , Clyst Honiton EX5 2HS

Exeter,



Lot77 - LITTLE HILL COTTAGE, CLYST HONITON, EXETER DEVON EX5 2HS Auction Guide Price - £300,000 - Plus Plus fees The property is to be offered online by Clive Emson Auctioneers on 11th February 2026. To register to bid, view legal documentation or for general auction enquiries please contact the auctioneers or visit their website [cliveemson.co.uk](http://cliveemson.co.uk)

This character cottage set in a private location on the outskirts of the city with good access to the M5 and the city centre is offered to the market with no onward chain. Inside the property you have two large reception rooms as well as a large kitchen/dining room, study and shower room, four first floor bedrooms, family bathroom, second kitchen. Externally the property benefits from a enclosed rear garden with seating areas, mature trees and lawn.

Off road parking for two vehicles to the side of the property. Viewing is highly recommended to appreciate what is on offer.

**Auction Guide Price £300,000 + Fees Freehold DCX01998**

# Little Hill Cottage, Clyst Honiton, Exeter, EX5 2HS

The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Accessed via part glazed wooden door. Rear aspect uPVC double glazed window. Doors to Study, Shower room, Kitchen Dining Room. Under stairs storage cupboard. Turning staircase to First Floor Landing. Radiator



### Study 8' 11" x 8' 4" (2.724m x 2.544m)

Side aspect uPVC double glazed window. Telephone point. Radiator.



### Shower Room

Side aspect frosted uPVC double glazed window. Three piece white suite comprising of fully enclosed shower cubicle, low level WC and wash hand basin. Fully tiled walls. Extractor fan. Heated towel rail.

### Kitchen Dining Room 16' 5" x 11' 4" (5.001m x 3.465m)

Front and rear aspect uPVC double glazed windows. Fitted range of eye and base level units with stainless steel sink with mixer tap and single drainer. Roll edge worksurfaces. part tiled walls. Integrated double oven and hob with extractor fan above. Breakfast bar. Further appliance space. Door through to Utility Room and Sitting Room



### Utility room 4' 11" x 4' 5" (1.493m x 1.353m)

Front aspect uPVC double glazed window. Shelving and appliance space.

### Sitting Room 13' 1" x 11' 11" (3.987m x 3.643m)

Rear aspect uPVC double glazed window. Built in storage cupboards. Beamed ceiling. Wood laminate flooring. uPVC double glazed door leading to the rear of the property. Radiator. Door through to the Lounge.



### Lounge 21' 3" x 12' 3" (6.465m x 3.730m)

Rear aspect uPVC double glazed windows. Brick fireplace with wooden mantel and log burner. Wall lights. Storage cupboards. Two radiators. Beamed ceiling. Door leading to the staircase to First Floor Landing.



### First Floor Landing

Doors to Bedroom One, Bedroom Two and Bathroom.

### Bedroom One 13' 11" x 12' 11" (4.241m x 3.939m)

Side and rear aspect uPVC double glazed windows. Beamed ceilings. Two radiators.



### Bathroom

Rear aspect frosted uPVC double glazed window. Three piece white suite comprising of a panel enclosed bath, low level WC, pedestal wash hand basing. Fully tiled walls. Radiator.

### Bedroom Two 13' 7" x 13' 2" (4.151m x 4.010m)

Rear aspect uPVC double glazed window with view over the rear garden. Built in wardrobes. Exposed beam ceiling. Access to the loft void above. Radiator. Steps to inner hallway with doors to Bedroom Three, Bedroom Four, second Kitchen and access to the loft void above. Storage cupboards. Front aspect uPVC double glazed window with view over open fields.

### Bedroom Three 10' 8" x 10' 0" (3.260m x 3.044m)

Rear aspect uPVC double glazed windows. Storage cupboards. Radiator.

### Bedroom Four 10' 0" x 8' 11" (3.057m x 2.721m)

Side aspect uPVC double glazed window with view over open fields. Built in wardrobes. Telephone point. Radiator

### Kitchen 8' 11" x 6' 2" (2.713m x 1.885m)

Side aspect uPVC double glazed window. Fitted range of eye and base level units with stainless steel sink and single drainer. Roll edge worksurfaces. Part tiled walls. Plumbing for washing machine. Radiator.

### Rear Garden

Private enclosed rear garden. Panel fencing. Large paved seating area. Mature trees. Lawn area. Side access. Off road parking for two vehicles.

Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.