



Holyford Cottage



STAGS

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Colyford, Colyton, Devon, EX24 6HW

Colyford: 0.9 miles Seaton: 2.4 miles Axminster: 6.9 miles

A charming detached cottage in beautiful gardens, peacefully tucked away in the countryside, moments from Holyford Woods Nature Reserve.

- Detached cottage
- Rural location
- Beautiful gardens
- Conservatory
- EPC E
- Two bedrooms
- Countryside views
- Detached garage & parking
- Freehold
- Council Tax Band D

Guide Price £650,000

SITUATION

Holyford Cottage is idyllically situated in a small hamlet at the end of a country lane, which is a no-through road, just under a mile from Colyford. The village benefits from an active community with a range of facilities on offer including two village inns, a cafe, post office/general store, parish church, and a village hall. The small historic town of Colyton is situated about a mile away and is highly regarded for its beautiful period architecture. Colyford offers an appealing range of convenience shops and a doctors surgery. Both Colyford and Colyton are perhaps best known for the much acclaimed Colyton Grammar School, one of England's top state schools.

England's first World Heritage Site, the Jurassic Coast, lies just over 2 miles to the South via the seaside town of Seaton and the Regency town of Sidmouth is just 10 miles away. To the East there is the coastal town of Lyme Regis. To the West is the city of Exeter, which is within easy reach and provides all the amenities one would expect from a major city, with a mainline station offering direct access to London. There is an additional station at Axminster, just under seven miles away, which is also a direct line to Waterloo.



DESCRIPTION

The property is approached via a sweeping driveway, with a few steps leading beneath a beautiful wisteria canopy to the front door. A welcoming entrance porch opens into a characterful, dual-aspect sitting room, centred around a striking wood-burning stove. From here, double doors flow into a spacious conservatory that enjoys panoramic views over the mature, well-established gardens, offering direct access outdoors and creating a seamless connection between the living space and nature. On the opposite side of the cottage, the well-proportioned kitchen/breakfast room is well-equipped with ample fitted cabinetry, generous workspace, and access to a practical utility room and a convenient downstairs WC.

The first floor hosts two double bedrooms, both enjoying picturesque views over the landscaped gardens and rolling countryside, with the added convenience of built-in wardrobes. One of the bedrooms benefits from a private en suite shower room, while the second is served by the well-appointed family bathroom.

OUTSIDE

The beautifully established gardens are truly a standout feature of this charming property, offering a delightful wraparound terrace perfect for alfresco dining or relaxing in the serene surroundings. The front and side gardens feature lush lawns, bordered by a mix of mature hedgerows and vibrant shrubs, creating a sense of privacy and tranquility. From the terrace, steps lead to an elevated area of lawn, home to a charming orchard and a thoughtfully positioned compost area, adding to the property's rural charm.

To the rear, a brick shed and greenhouse provide ample storage. Adjacent to the garden, a generous wood store is complemented by the beauty of a climbing rose, adding a touch of elegance. At the front of the property, the sweeping driveway leads to a gravel parking area, bordered by an array of shrubs and trees. The detached garage, situated at the end of the drive, features an up-and-over door and is equipped with power, providing both practical storage and further convenience.

SERVICES

Mains water and private drainage (septic tank). Rooms upstairs have new electric heaters, downstairs has electric storage heaters.

The property has the benefit of Standard or Ultrafast broadband (Ofcom). EE, O2 and Vodaphone mobile phone coverage outside.

PLANNING

There is planning consent for a two storey extension and utility room, granted 2nd May 2002. The utility room has been completed. Ref. No: 02/P0994. Full details can be found on the EDDC website.

DIRECTIONS

From Colyford, follow Elm Farm Lane for a 1/4 of a mile and continue onto Whitwell Lane for a further 1/4 mile before turning left onto Holyford Lane. Follow the lane for about 1/2 a mile and cross the ford, the property is the second and last property on the right.

What3words: ///cheesy.coasters.signed



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.



Approximate Area = 1325 sq ft / 123 sq m
 Garage = 175 sq ft / 16.2 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 1566 sq ft / 145.3 sq m
 For identification only - Not to scale

Ground Floor

- Conservatory: 5.44 x 4.70m (17'10" x 15'5")
- Sitting Room: 5.08 x 3.45m (16'8" x 11'4")
- Kitchen / Breakfast Room: 5.08 x 3.53m (16'8" x 11'7")
- Utility
- Garage: 6.53 x 2.49m (21'5" x 8'2")

First Floor

- Bedroom 1: 5.03 x 3.53m (16'6" x 11'7")
- Bedroom 2: 4.19 x 3.45m (13'9" x 11'4")
- Down
- Up

Outbuildings

- Outbuilding 1: Wood Store, 3.18 x 1.45m (10'5" x 4'9")
- Outbuilding 2: 1.37 x 1.02m (4'6" x 3'4")

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	46	
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC

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