



Jocelyn Cottage





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Lower Cheriton, Payhembury, EX14 3JJ

Honiton Town Centre: 5.3 miles; Exeter: 14.7 miles; Sidmouth: 10.6 miles.

An attractive Grade II Listed detached cottage combining period charm with modern improvements, set within beautifully maintained gardens.

- Character features
- Two reception rooms
- Family bathroom
- Southerly facing gardens with terrace
- Council Tax Band E
- Recently fitted kitchen
- Three double bedrooms, one with en-suite
- Detached garage and gravelled parking
- Freehold

## Guide Price £675,000

**SITUATION** Set in the small hamlet of Lower Cheriton, between the villages of Payhembury and Feniton. The location offers peaceful rural living with excellent access to Feniton Station providing direct trains to Exeter and London Waterloo, and is also convenient for Honiton. Both villages offer useful everyday amenities including shops, pubs and village halls, and the cottage lies within the catchment for two highly rated primary schools. Honiton, about 5 miles away, offers a good range of shops, supermarkets, leisure facilities and a mainline rail link. Exeter is approximately 17 miles to the west with extensive shopping, cultural facilities, M5 access and an international airport. Colyton Grammar School is around 16 miles away, and the Jurassic Coast at Lyme Bay is about 11 miles distant.

**DESCRIPTION:** This attractive Grade II Listed detached home with a charming façade, central thatched porch and tiled roof extension. Dating back several centuries, it retains many original features while offering well presented and thoughtfully updated accommodation. Recent improvements include a stylish new kitchen/breakfast room with quality units, integrated appliances, induction hob, twin ovens and underfloor heating. Both reception rooms feature beams and inglenook fireplaces, and the study includes bespoke fitted shelving. Upstairs are three double bedrooms, with the principal bedroom enjoying fitted wardrobes and a newly fitted en-suite. The family bathroom has also been recently updated.

**OUTSIDE:** To the front is a gravelled parking area and a detached thatched garage/workshop with power and loft storage. The gardens are beautifully planted and enjoy a sunny southerly aspect, with two lawns, an apple tree, summer house and well stocked borders. A wisteria covered pergola provides a sheltered seating area, and a further terrace adjoins the kitchen via French doors.

**SERVICES:** Mains Electricity. Mains Water. Private drainage - Septic Tank which has not been tested. Oil fired central heating. Standard broadband available up to 13 Mbps, Starlink or mobile broadband suggested, mobile signal outside via EE, Three, O2 and Vodafone (Ofcom).

**DIRECTIONS:** What3Words: ///roses.boardroom.threaten







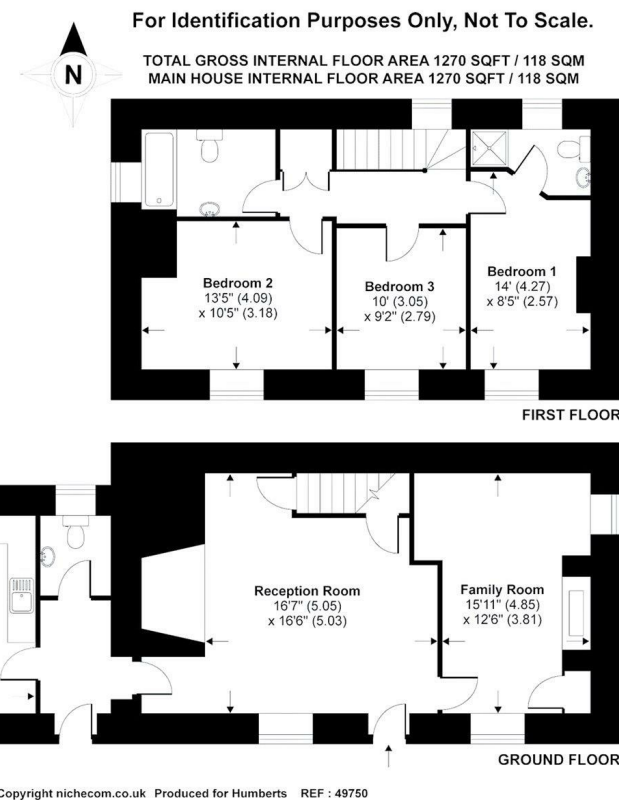


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