



4 Hand & Pen Cottages, London Road, Whimble, Exeter, EX5 2PU

Guide Price £325,000

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A deceptively spacious three-bedroom cottage, thoughtfully and sympathetically restored to create a stylish blend of period charm and modern comfort. Set just outside the sought-after village of Whimble, this wonderful home enjoys excellent road and rail connections to Exeter, the A30 and the M5, while offering the convenience of village life.

Step through the pretty entrance porch into a beautifully refitted kitchen/dining room, featuring an attractive range of wall and base units, quality worktops and a built-in oven and hob with extractor. The adjoining dining area, with its ornamental fireplace, makes a lovely open plan environment perfect for family and friends to cook, dine and socialise together. The dual-aspect sitting room is full of natural light and character, with a feature fireplace housing a woodburner – perfect for cosy evenings in. From the kitchen, a bright conservatory opens directly onto the garden, seamlessly blending indoor and outdoor living. Upstairs, there are three comfortable bedrooms and a luxurious family bathroom, complete with a freestanding bath, twin vanity sinks and a separate shower cubicle – the perfect space to unwind at the end of the day. The home benefits from double glazing, electric heating, and solar panels for improved energy efficiency.

To the front, a pretty gravelled garden with mature shrubs provides kerb appeal and a warm welcome. The rear garden features a paved patio, lawn, and flower borders, ideal for relaxing or outdoor dining/entertaining.

A standout feature of this property is the large gated driveway, providing ample parking for several vehicles – a rare find in a cottage of this style. The open-fronted garage (5.69m x 3.23m), complete with light and power, offers exceptional versatility. Subject to planning, it could easily be transformed into a home office, gym, creative studio, or self-contained annexe – perfect for flexible modern living or multi-generational use.

The popular village of Whimble offers a fantastic community atmosphere with its own railway station (Exeter–Waterloo line), primary school, church, village shop, hair salon, and two welcoming pubs. The village also boasts active tennis, football and cricket clubs, along with a village hall that hosts a wide range of social events and groups.

The nearby town of Ottery St Mary (around 3 miles) offers further amenities and the highly regarded King's School, while Exeter lies just a short drive to the west, with its vibrant shopping, dining and cultural scene, plus excellent rail and air links to London and beyond.

VIEWING By prior appointment with Redferns 01404 814306

TENURE Freehold

DIRECTIONS: What3words////////transfers.snapping.quitter

SERVICES We understand mains water and electricity services are connected. Solar PV panels and shared private drainage

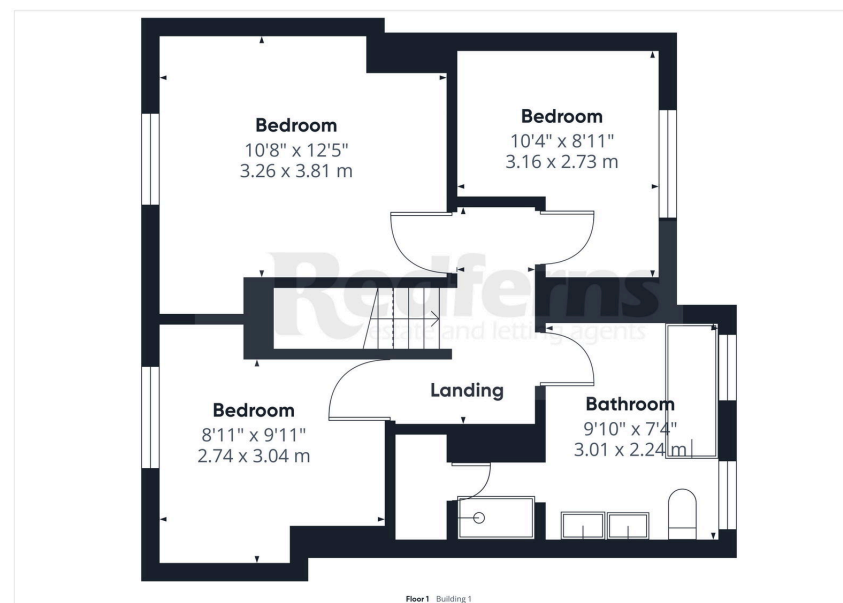
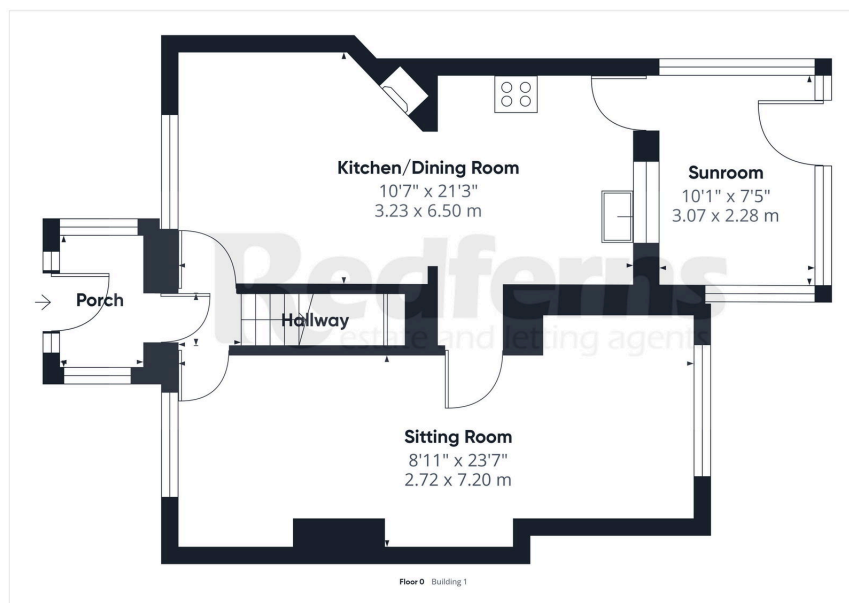
OUTGOINGS Council Tax Band C

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use this link checker.ofcom.org.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

- Deceptively spacious
- Light and airy
- Open plan kitchen / dining room
- Sitting room with woodburner
- Three good size bedrooms
- Luxury family bathroom
- PV solar panels
- Substantial driveway with garage/workshop
- Front and rear gardens
- No onward chain



Ottery St. Mary
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