



Brickyard Cottage,







# Brickyard Cottage,

Whimble, Exeter, , EX5 2PP

Sidmouth: 9 miles; Exeter: 10.5 miles; Honiton: 9 miles.

Detached period cottage set in 5.4 acres of garden, woodland and a private lake

- Period Features
- Three reception rooms
- Detached one bedroom annexe
- Garden Room/Studio
- Council Tax Band D
- Three double bedrooms
- Lower ground floor accommodation
- Set within 5.4 acres
- Freehold

Guide Price £850,000

## Stags Honiton

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## SITUATION

Set within the rolling countryside of East Devon on the fringes of Ottery St Mary, the property offers a rare combination of privacy, character and versatility, with a private lake, stables, multiple outbuildings and exceptional outdoor entertaining space. The land and facilities also lend themselves well to equestrian or smallholding use.

The property is situated in a rural, yet particularly accessible location on the outskirts of Ottery St Mary; which offers extensive amenities and the highly regarded King's School. Woodbury Park Golf and Country Club is only a short distance away by car, as are lovely walks on Woodbury Common, the largest intact pebbled heathland in Southern England. The popular coastal resorts of Budleigh Salterton, Exmouth and Sidmouth are a short distance away.

Close by is the A30 which allows access to Exeter to the West and Honiton to the east. Exeter provides excellent facilities, an international airport and rail links on the London Paddington and Waterloo lines. Whilst Honiton, also on the London Waterloo line, has a twice weekly market, a range of shops, supermarkets and leisure facilities.

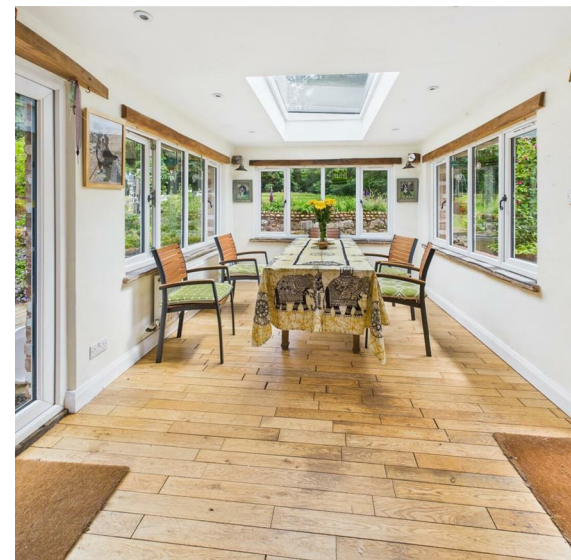
## DESCRIPTION

The cottage has been sympathetically maintained and retains a wealth of period features, including latch doors, exposed beams and cottage style windows, creating a warm and inviting home.

An entrance hall with slate flooring leads into a living area divided by the staircase, providing space for both a home office and an additional sitting area, with dual-aspect windows allowing plenty of natural light. The well equipped kitchen featuring wooden cabinetry and ample storage opens into a triple-aspect dining area with garden views and access outside. The sitting room is cosy and characterful, with exposed beams and an open fireplace.

On the lower ground floor is a generous dining room with woodburning stove, ideal for entertaining, alongside a cloakroom. An adjoining reception room could also serve as a ground floor bedroom, with a nearby shower room and doors opening directly onto the gardens.

To the first floor are two well proportioned double bedrooms, one with an en-suite shower room. A family bathroom with roll-top bath and a separate shower room serve this floor. The second floor provides a further double bedroom with exposed beams, roof windows and an arched gable end window.





## OUTBUILDINGS AND ANNEXE

The detached garden studio is a light filled space with power, ideal for home working or hobbies. The one bedroom annexe/workshop is self-contained with its own entrance, kitchen area and shower room, offering excellent potential for guests, multi-generational living or rental income.

Further outbuildings include two stables and a large shed, suitable for storage or alternative uses.

## OUTSIDE

The gardens and grounds are a particular highlight, combining manicured lawns, mature trees, woodland and paddocks. A stone patio and entertaining terrace is complemented by a brick folly with built-in fireplace, creating a striking focal point for outdoor living.

The private lake and stream enhance the sense of tranquillity and attract local wildlife, while the land offers excellent privacy and flexibility for a variety of lifestyle uses.

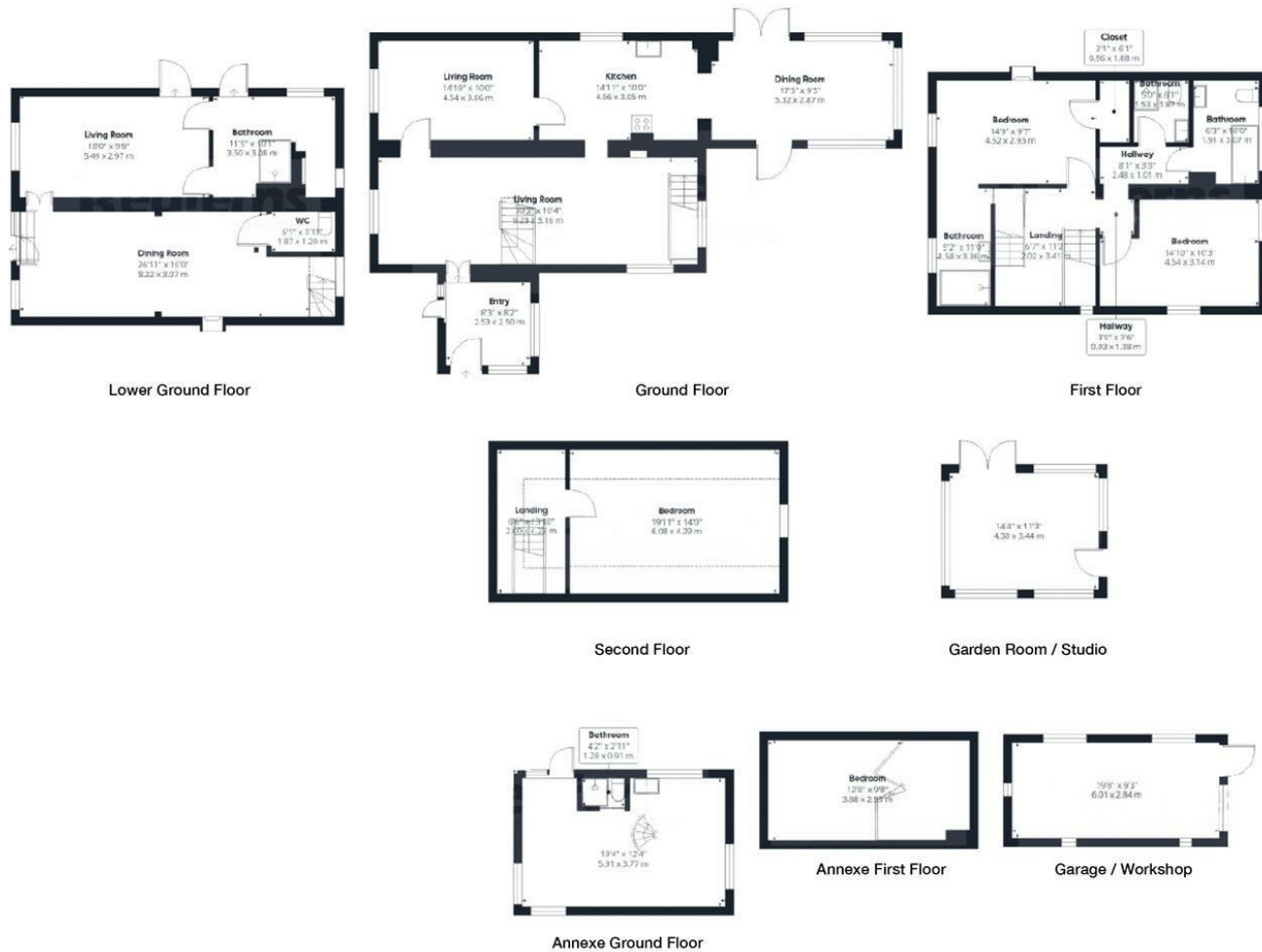
## SERVICES

Mains water and electricity. Private drainage, Klargester sewage treatment plant - July 2024. Oil fired central heating.

Standard broadband available, mobile variable outside on Three, EE, Vodafone and O2 (Ofcom)

## DIRECTIONS

What3Words: ///slant.painter.defers



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.

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



