



Hayne Hill, Tipton St. John

Offers In Region Of £445,000

3 2 1



Nestled in the picturesque and sought-after village of Tipton St. John, this characterful three-bedroom cottage offers a tranquil rural lifestyle with generously proportioned living spaces. Situated within walking distance of excellent village amenities, The Old Smithy provides the perfect blend of peaceful seclusion and convenient access to local shops, pubs, and transport links.

Upon entering, you're welcomed by a light-filled entrance porch that leads into a spacious hallway with a convenient downstairs W.C. The dual-aspect living/dining room provides a comfortable and inviting space, with plenty of room for a large dining table, making it perfect for family gatherings. A feature fireplace creates a charming focal point, adding warmth and character to the room.

The well-equipped kitchen boasts a range of base and eye-level cupboards, along with a classic Gas Aga and ample space for modern appliances. A utility room, accessed directly from the kitchen, offers additional storage and leads to the rear garden.

Two generously sized double bedrooms, both with built-in wardrobes, are located on the ground floor, alongside a good-sized family bathroom.

A staircase leads up to the first floor, where you'll find a third double bedroom, complete with an en-suite shower room and delightful views over the rear garden. The first floor also offers access to a spacious loft, perfect for additional storage.

The property is approached via a concrete driveway, which provides off-road parking in front of both the garage and the front door. To the rear, the garden offers a high degree of privacy and is a true outdoor haven. A large patio area is ideal for al fresco dining and enjoys sunshine throughout the day, surrounded by well-established plants, shrubs, and a tranquil pond.

The garden continues with a large expanse of lawn, leading to a pathway that winds towards the rear of the garden, where a fully-equipped summerhouse with electricity and power awaits. Here, you'll also find a heated swimming pool, complete with pump and filtration system housed in its own dedicated shed. Additional storage is provided by two further sheds/workshops, one of which is also fitted with electricity and power.

This delightful property offers an exceptional opportunity to enjoy a peaceful and convenient lifestyle in a charming village setting. We highly recommend an early viewing to fully appreciate all that The Old Smithy has to offer.

Tipton St John is a pretty village offering a very good primary school, church, excellent pub, village hall, stores and bus service. Ottery St Mary with its many shops; including Sainsbury's supermarket, schools, and amenities is about 3 miles away, as is the coastal resort of Sidmouth. Exeter is about 14 miles. Tipton enjoys a lovely countryside location with walks along the banks of the River Otter, together with cricket and tennis clubs.

VIEWING By prior appointment with Redferns 01404 814306

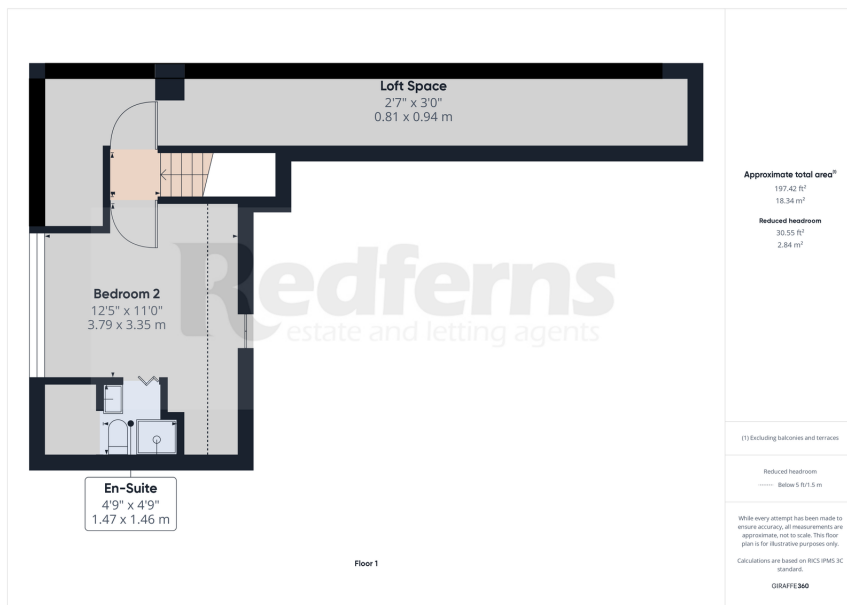
TENURE Freehold

SERVICES We understand mains services are connected.

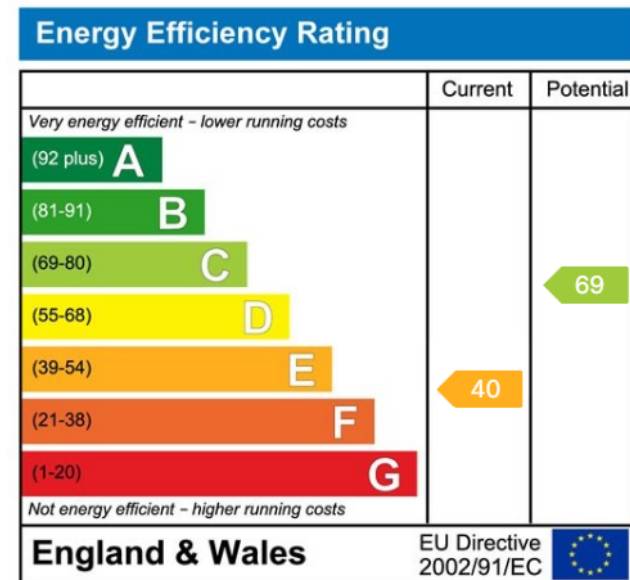
OUTGOINGS Council Tax Band D

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale.





- Kitchen with Aga
- Utility Room
- Two Downstairs Double Bedrooms
- Bathroom and Seperate W.C.
- First Floor Main Bedroom with En-Suite
- Pleasant Rear Garden
- Detached Garage and Driveway Parking
- No Onward Chain
- Spacious Living/Dining Room with fireplace
- Porch and Entrance Hallway



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