

Symonds
& Sampson



The Cottage

Heathstock, Stockland, Honiton, Devon

The Cottage

Heathstock
Stockland
Honiton
Devon EX14 9EU

A beautifully renovated period cottage finished to an excellent standard of specification with mature established gardens and a range of outbuildings. No onward chain.



- Fine character cottage
- Tastefully modernised
- Four good sized bedrooms
- Attractive bespoke kitchen
- Rural countryside setting
- New private drainage system
 - Pleasant gardens
 - Range of outbuildings
 - Garage & parking

Guide Price **£675,000**

Freehold

Axminster Sales
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THE PROPERTY

The Cottage is welcomed to the market having recently undergone comprehensive renovation where no stone was left unturned. The entire property has been sympathetically remodelled and offers the perfect blend of period charm, character features and contemporary styling. Externally the property offers an excellent range of outbuildings for improvement along with mature gardens and grounds in the region of 0.35 acres.

ACCOMMODATION

The property is entered via a central hallway with the family room located to your right. This room features a delightful curved wall and was formally the main entrance to Corner Cottage before being amalgamated into the main residence. The sitting room enjoys a pleasant dual aspect and leads through to the impressive kitchen/breakfast room. Fitted with a good range of modern units and quality appliances this multi purpose room provides an excellent space for entertaining or day to day family living. Bi-fold doors lead out to a sunken patio seating area and garden. There is a useful utility room and downstairs cloakroom. To the first floor are four well proportioned bedrooms including a delightful master suite with en-suite facilities. The family bathroom features a contemporary modern white suite. Viewing is considered essential to appreciate the quality of the renovation works and the glorious rural setting.

OUTSIDE

The property adjoins a green lane with an ancient track running beside the cottage. To your left is a stone faced garage with up and

over door, light and power connected. A large gravelled parking area sits beyond along with a large timber carport and the outbuildings. These buildings offer scope for a variety of uses and could be utilised as workshop or studio rooms, or even auxiliary accommodation to the main house (STPP). An area of wild garden sits to the east of the buildings. On the opposite side of the lane and adjoining The Cottage is a good size garden, full of established shrubs and trees. The gardens provide a great deal of privacy along with a fine rural outlook. In all the gardens, buildings and ground measure approximately 0.35 acres.

SITUATION

The Cottage is located along a rural country lane of individual properties in the friendly hamlet of Heathstock and offers some of the finest rural views and walks in East Devon. Despite being off the beaten track Heathstock is well situated for access to the A303 and A35, both less than five miles. Heathstock is set between the villages of Stockland and Dalwood with the former benefiting from the well renowned Stockland Primary School and Kings Arm community owned public inn, whilst Dalwood offers a community shop and the well regarded Tuckers Arms. The traditional market towns of Axminster and Honiton (both 7 miles) offer all of the facilities one would expect including a range of independent shops, restaurants and recreational facilities including swimming pools as well as main line railway stations on the London Waterloo to Exeter line. To the south, the Jurassic Coast World Heritage site features the popular resort of Lyme Regis with its famous Cobb and sandy beach. The Cathedral City of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London Paddington, international airport and M5 access.

DIRECTIONS

What3Words
///setting.basics.phones

SERVICES

Mains water and electric. Private drainage.
Broadband - Ultrafast available
Mobile Network Coverage - Mobile network coverage is available in the area, please refer to Ofcom's website for further details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515616
Council Tax Band E

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from both surface water and rivers & seas.



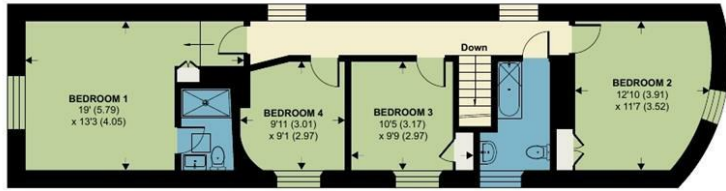
Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
(91-100) A			
(81-90) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Heathstock, Stockland, Honiton

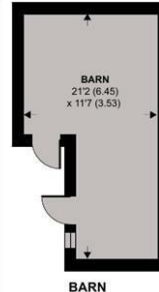
Approximate Area = 1639 sq ft / 152.2 sq m (exclude carport)
 Garage = 215 sq ft / 19.9 sq m
 Outbuilding = 773 sq ft / 71.8 sq m
 Total = 2627 sq ft / 243.9 sq m



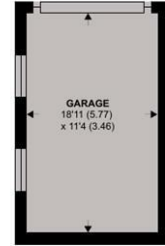
For identification only - Not to scale



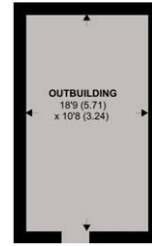
FIRST FLOOR



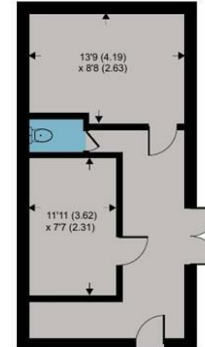
BARN



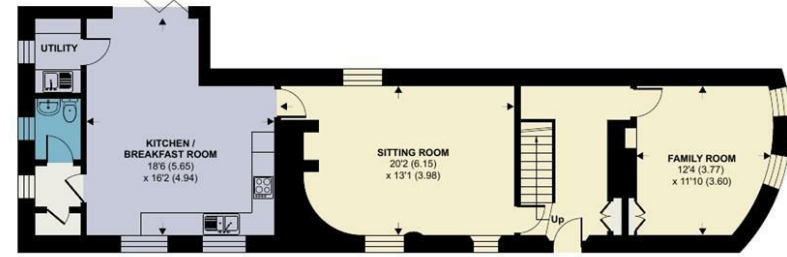
GARAGE



OUTBUILDING



STUDIO



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1434833



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