



Ottery St. Mary, EX11 1PJ

Guide Price £450,000

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Ware Farm Cottage is a spacious three bedroom property which combines a modern practicality with characterful features dating back to the late 1800's, including inglenook fireplace and original ceiling beams. The property is situated in a small collection of interesting and individual character homes in a beautiful and peaceful rural location nestled into farmland and expansive ancient woodland, yet no more than five minutes' drive from the town centre of Ottery St Mary.

Ottery St Mary is one of the most pleasant and friendly small towns in East Devon with many amenities, shops, including Sainsbury's, pubs, churches, very good schools including the highly regarded Kings Secondary school. There is also a post office, medical centre, recreational activities, sports centre and excellent bus services.

Although surrounded by stunning open countryside it is particularly accessible; 6 miles to the coast at Sidmouth, Exeter 10 miles (M5 junction) with the A30 dual carriageway giving swift access. The market town of Honiton with it's bustling high street is just 5 miles with further shops, amenities and mainline station (Waterloo-Exeter).

The house itself is light and airy throughout and includes an inviting entrance portico from the front courtyard leading to a delightful period arched doorway providing access into the entrance lobby. The kitchen/dining room enjoys a slate floor and is a spacious and light room due to the dual aspect windows. Double doors out to the garden provide a wonderful outlook and direct access to the patio. There is a modern fitted kitchen with spotlighting and a range of wall and base units with work surfaces incorporating a sink with drainer. There are a range of modern built in appliances including gas hob with extractor hood over, electric double oven, fridge, freezer, dishwasher and microwave with a further space and plumbing for a washing machine.

The lounge dining room is also dual aspect and of a generous size, bursting with character and charm. The stunning inglenook stone fireplace provides the focal point with a woodburning stove accompanied by an old cast iron decorative bread oven. There are wooden beams to the ceiling and oak window sills with window seats below.





- A charming characterful cottage
- Covered portico, entrance lobby
- Modern fitted kitchen with integral appliances
- Three light and spacious bedrooms
- Highly efficient home to run via PV solar panels, battery storage and an Air source heat pump
- Stunning and peaceful location on East Hill
- Spacious kitchen/breakfast room
- Lounge dining room with inglenook fireplace and inset woodburning stove
- Wonderful well stocked garden with stunning aspects
- Allocated parking , single garage and no onward chain

