



Gays Cottage







Gays Cottage

Southleigh, Colyton, Devon, EX24 6JA

Beer Beach 3 miles Sidmouth 7.2 miles

Spacious five-bedroom family home set in approximately five acres of private grounds, offering flexible accommodation and excellent potential for modernisation.

- 5.17 Acres
- Annexe Potential
- Sun Room and Conservatory
- Freehold
- EPC E
- Five Bedrooms
- Three Reception Rooms
- Driveway Parking and Garage
- Council Tax Band G

Guide Price £1,100,000

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SITUATION

Set in an idyllic rural location amid the rolling hills and valleys of the East Devon National Landscape, the property enjoys complete privacy with no near neighbours. It offers exceptional peace and seclusion, yet lies just a short distance from the beach at the charming fishing village of Beer.

The coastal towns of Sidmouth and Lyme Regis are both within easy reach, as are the market towns of Honiton and Axminster, all just 15 to 20 minutes away. Local attractions include The Donkey Sanctuary, Wiscombe Park Hill Climb, and River Cottage HQ.

DESCRIPTION

The ground floor features a spacious sitting room leading into a bright, dual-aspect sun room overlooking the gardens. Additional reception spaces include a formal dining room, a playroom, and conservatory providing further living space with garden views. The kitchen/breakfast room is well-sized for family use, supported by a utility room, boot room and cloakroom.

Upstairs, the layout offers flexibility, with three bedrooms and a family bathroom accessed from the main landing. The principal bedroom leads to a further landing with two additional bedrooms, one with an en suite—ideal for guests or multi-generational living. A separate external entrance provides independent access to part of the upstairs accommodation, along with its own fenced patio and path to the main driveway—presenting excellent potential for a self-contained annexe, subject to the necessary planning consents.

While requiring updating, it offers significant potential to create a large family home in a desirable rural location.





OUTSIDE

Approached via a private driveway, this property benefits from ample parking and sits within a plot of just over five acres. The gardens are well-maintained and mainly laid to lawn with mature trees and shrubs, offering a peaceful and private environment. Of the five acres, just under three are private woodland, adding seclusion and privacy. A larger than average garage provides covered parking or secure storage, with an additional outbuilding offering versatile space and potential for further use.

SERVICES

Mains electricity and water. Septic Tank. Oil fired central heating. Standard broadband available. Mobile signal likely outside with Three Vodafone and O2 (Ofcom, 2025).

DIRECTIONS

What3Words: [///civil.pints.newer](https://www.what3words.com/#!/en/0984-0984-0984/civil.pints.newer)



Gays Cottage, Road Past Scruell Barton Farm, Southleigh, Colyton, EX24 6JA



Total Area: 315.9 m² ... 3401 ft²
All measurements are approximate and for display purposes only



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) A		
(81-91) B		
(69-80) C		
(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



