



1 Sextons Cottage



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Combe Raleigh, Honiton, Devon, EX14 4TQ

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Stylishly presented refurbished  
thatched cottage backing onto fields

- Grade II listed
- Backing onto fields
- Sitting room with fireplace
- Kitchen / dining room
- 3 Double bedrooms
- Bathroom and En suite
- Front and rear gardens
- Off street parking
- Freehold
- Council Tax Band C

Guide Price £450,000

The property is located on the edge of the popular village of Combe Raleigh, set on the southern edge of the Blackdown Hills National Landscape. Honiton to the south offers a range of everyday amenities including shops, schooling and a mainline station.

This beautifully refurbished Grade II listed semi detached thatched stone and cob cottage, has been extensively improved in recent years and is now presented in excellent decorative order, combining period charm with timber windows and contemporary accommodation.

The sitting room retains exposed beams and a fireplace and leads through to a well fitted kitchen opening into a dining area with views over the rear garden and adjoining fields.

The first floor provides three double bedrooms, including a principal bedroom with en suite shower room, together with a family bathroom.

Gardens lie to the front and rear, with the rear garden enjoying an attractive outlook over open fields. The gardens are mainly laid to lawn with areas for outdoor seating. There is off road parking and useful external storage.

Services. Mains water, electric and drainage. Oil-fired central heating. Fibre broadband, up to 1,000 Mbps, mobile signal good outdoor (Ofcom).





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.



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