

Guide Price £225,000
4 Castle Cottages, Castle Lane, Exmouth, EX8 5BR



- Charming Grade II Listed Thatched Cottage
- Lovely Semi Rural Location Yet Handy For Exmouth
- Sitting Room With Open Fire & Ceiling Beams
- Useful Dining Room / Study
- Modern Fitted Kitchen & Ground Floor Shower Room
- 1 Double Bedroom
- Large Rear Garden
- NO ONWARD CHAIN



Description

An excellent opportunity to acquire this charming Grade II listed, cob and thatched one-bedroom cottage, full of character and historic appeal. Nestled in a delightful semi-rural setting, the property enjoys a picturesque location while being just moments from the amenities of Littleham Village.

Believed to date back to the late 18th to early 19th century, this unique home retains a wealth of period features. The ground floor accommodation comprises a cosy sitting room with an open fireplace and exposed beams, a versatile dining room/study, a kitchen, and a modern fitted shower room.

Upstairs, the property offers a generous double bedroom, continuing the cottage's charming character.

Externally, the cottage benefits from a front garden and a large rear garden, ideal for outdoor enjoyment and offering excellent potential for landscaping or relaxation.

Offered for sale with no onward chain, this is a rare opportunity to purchase a truly characterful home. Early viewing is highly recommended.

Accommodation

Hardwood front entrance door leading to:

Sitting Room 15'3" (4.65m) x 12'6" (3.81m)

Window to front overlooking the front garden. Focal point of log burner on a Slate hearth. Staircase rising to first floor with useful under stairs storage cupboard. Ceiling beams. Doors leading to kitchen and open to:

Dining Room / Study 8'2" (2.49m) x 5'5" (1.65m)

Window to front. Beamed ceiling.

Kitchen 9'11" (3.02m) x 6'7" (2.01m)

External door to rear leading to rear garden and 2 windows to rear. Modern fitted cupboard and drawer storage units with roll edged work surfaces and matching up stands. Stainless steel single sink and drainer unit with mixer tap. Electric cooker points with filter hood above. Space and plumbing for washing machine. Further space under the worktop for fridge etc. Tiled flooring. Cupboard housing the electric trip switch fuse box. Door leading to:

Shower Room

Obscure glazed window to rear. Modern fitted white suite of double shower cubicle with electric shower unit, concealed cistern WC and vanity wash hand



basin. Fully tiled walls and floor. Extractor fan. Wall mounted electric heater.

First Floor

Bedroom 15'10" (4.83m) x 12'8" (3.86m)

2 windows to front gaining views over the front gardens. Ceiling beams.

Externally

A real feature of this cottage are the generous Gardens. To the front it is laid mainly to lawn shrub bed border that provides year round interest and colour, also gain views over the surrounding countryside.

Rear Garden

A real feature of this property is the large and private Rear Garden. From the cottage steps lead up to the garden which has a Flagstone patio area being ideal for outdoor dining and sitting during fine weather with the remainder then being laid to lawn with shrub bed borders providing year round interest and colour. 2 garden sheds one with power connected. Hedge boundaries. Outside water tap.

Tenure

The property is FREEHOLD

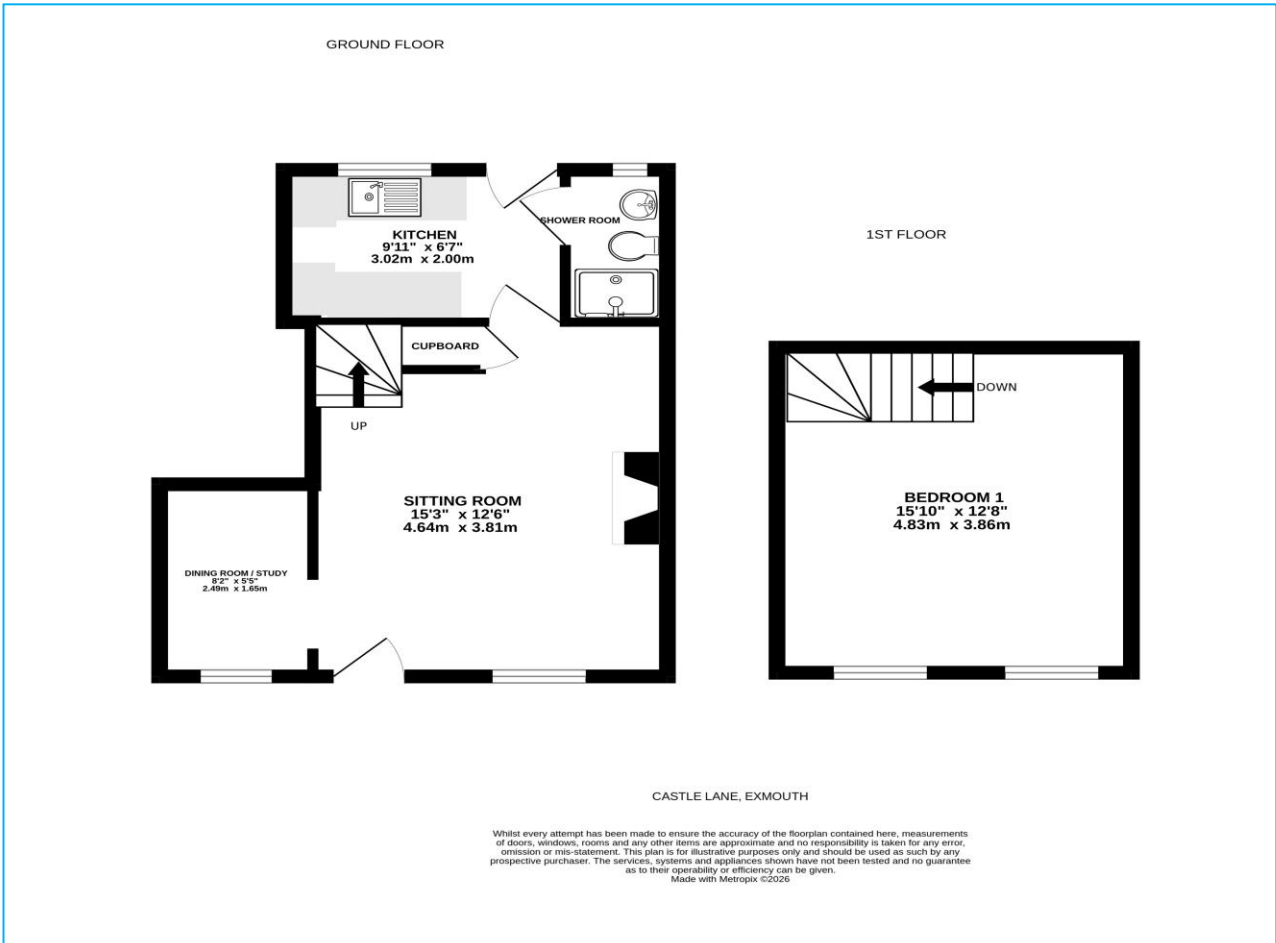
Services

Mains Water & Electricity are connected. Septic tank with an annual payment of £110 paid in 6 monthly instalments.

Mortgage Assistance

Agents Note

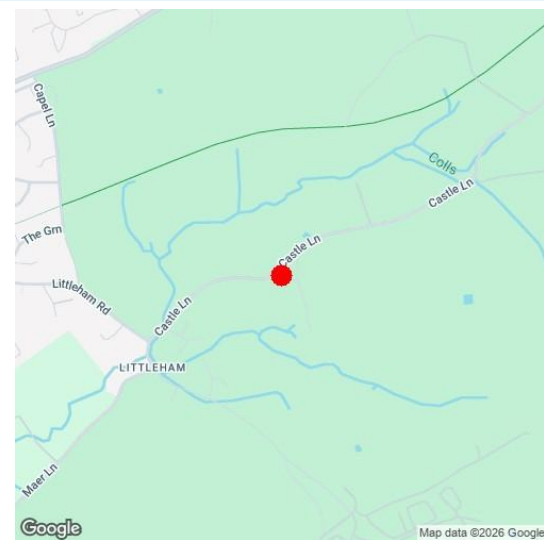
These are draft sales particulars and are awaiting vendors verification. Please note there is pedestrian right of access to the front and rear of the cottage for neighbouring cottages. The thatch was fully replaced in 2015 and the ridge was replaced and thatch brushed in 2025.



Directions

From our prominent Town Centre office, proceed out of town along Salterton Road. Proceed through 2 sets of traffic lights, before turning right onto The Broadway. At the end of this road, turn left at the mini roundabout onto Littleham Road and continue into the village. After passing the Church, turn left onto Castle Lane where the property will be found, after c. quarter of a Mile, on the right hand side, clearly identified by our For Sale sign.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		59	70
EU Directive 2002/91/EC			



Viewing Strictly By Appointment Only - Contact The Links Team Via:
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Please note we have not carried out a detailed survey nor have we tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and should be used as a guideline ONLY. Photographs provided for guidance only. If there are important matters which are likely to affect your decision to buy, please phone us before viewing the property.