



Ashton , Honiton, EX14 3NG

Offers in excess of £425,000





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- Village Location
- Modern Kitchen
- Dining Room
- Utility Room
- Enclosed Rear Garden With Side Access
- Three Bedrooms
- Lounge With Log Burner
- Bathroom
- Downstairs W/C
- Recently Extended

This well-presented, 3-bedroom semi-detached cottage would be ideal for those looking for a charming family home in a strikingly picturesque rural village. Beautifully situated right in the heart of friendly, unspoilt Broadhembury, the property has great access to a village shop, school, pub and playground. Located at the foot of the Blackdown Hills, beautiful country walks start at the doorstep yet the location also benefits from easy access to the M5 and national rail networks making it an excellent place to get all that is good from rural life whilst being easy to access for family from afar.

Walkthrough

From the front door of the property the picturesque village of Broadhembury is all around you with the ancient village church visible at the top of the road past the welcoming Drewe Arms pub. The front door opens into a hall with stairs to the first floor to the immediate right and doors through to the kitchen (ahead) and living room (to the right) with the newly added dining room accessed beyond both these rooms.

The kitchen is newly fitted, stylish and modern with engineered oak floors, a fitted double oven, an induction hob and ample work surface space and

storage. To the right there is a second work area with quartz worksurfaces with an in-built sink. The kitchen opens out into the dining room benefitting from views into the garden through full height windows and glazed double doors.

The living room is a wonderfully well-lit room with plenty of natural light from both sides with quadruple windows to the front and bifold doors to the rear allowing in light from the garden. A recently installed log burner makes it a cosy heart to the house. Heading through the bifold doors leads to the newly added dining room extension.



The dining room is a beautifully well-lit room, which has the same engineered oak floors as the kitchen and features a wall of full-height windows and double doors that open to the garden. Adjacent to the living room is a newly reconfigured utility room which offers additional sink and downstairs WC as well as further storage and work surfaces.

Upstairs, there are three double bedrooms, two with views over the garden and one looking out over the village's thatched buildings. There is also a family bathroom, with a bath and shower. Outside, the garden is a good-size with a south-facing lawn and planting beds. To the rear, views open out onto



supermarkets, healthcare, recreational and additional retail amenities (including Honiton's wide range of antiques shops!). For further amenities still, county towns of Exeter and Taunton are both within c.20 miles and offer all major high street shops including Ikea and John Lewis.

The SW coast is 17 miles away at picturesque Branscombe, and most of Devon, Cornwall, Somerset and Dorset is accessible for day trips. Train stations at Feniton (5 miles) and Tiverton Parkway (11 miles) provide access to two separate train lines, providing direct connections to Exeter, London, the Midlands and the North of England. Exeter Airport is also within easy reach (14 miles).

adjacent farmland and there is a brick out-house. The garden can also be accessed via side access to the left of the property from the road.

The property is on mains electricity, water and drainage and has oil-fired central heating.

Location

Broadhembury, is a well-preserved medieval estate village renowned for its rural charm, thatched buildings and 13th century church. It is very much alive, with its own school, playground, a lively shop, well-respected village pub (The Drewe Arms) and plenty of community events (including crafting clubs, gardeners groups, film nights and more organised in the newly renovated village hall). This property is

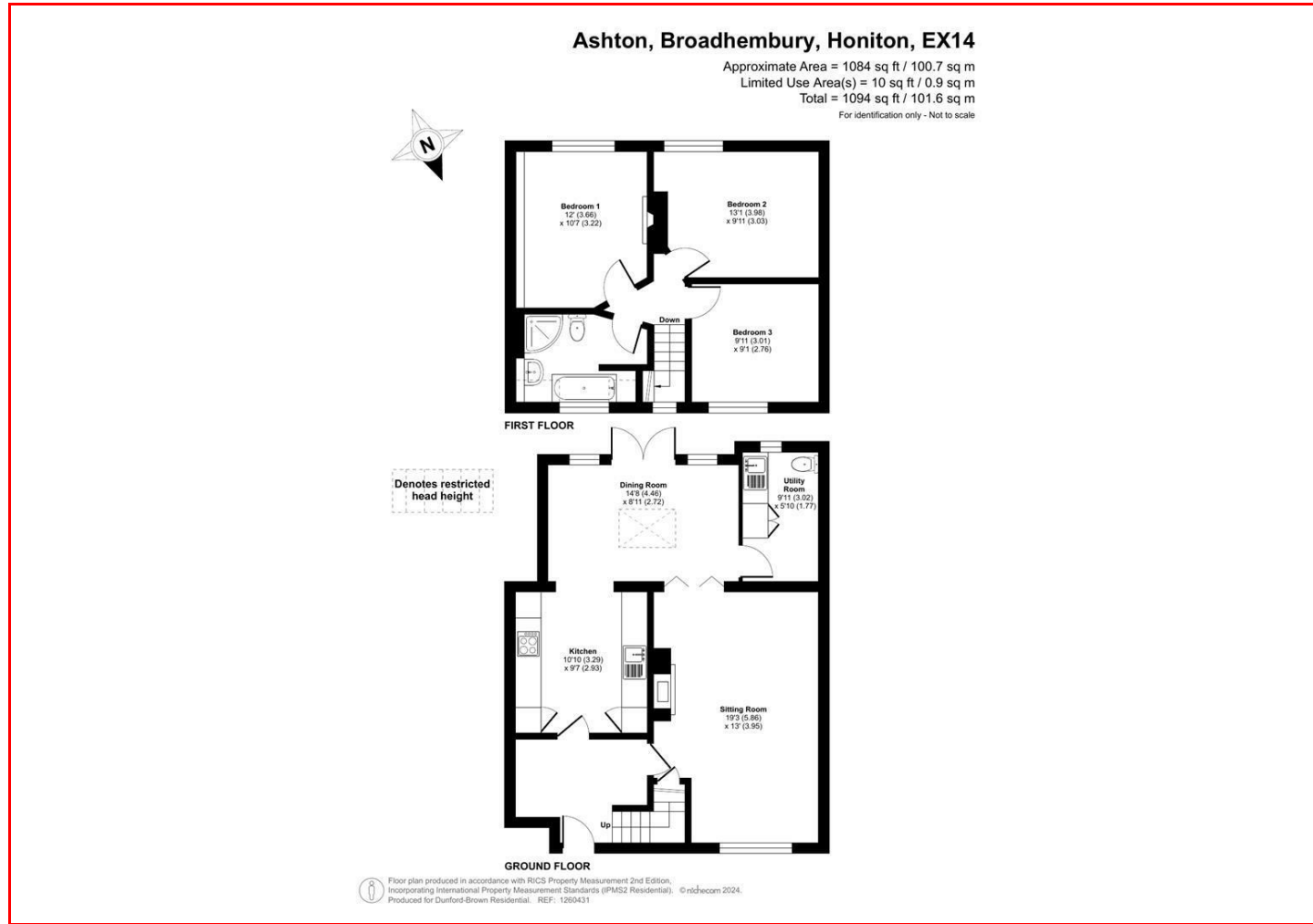
ideally located right in the centre of the village with the village square, village hall, shop, pub, church and playground are all within 0.1 miles of the property. Broadhembury is nestled in the valley between North Hill and Hembury Fort. As part of the Blackdown Hills AONB it is heaven for walkers, with footpaths that take you through farmland and forest, through bluebells and alongside streams as well as up, around and over iron age fortifications!

Rural and idyllic though it may be, properties in this area are blessed with excellent access to the outside world. The A373, the main road linking the towns of Honiton and Cullompton, is 1.2 miles away and the M5 at junction 28 is only 5 miles. Cullompton and Honiton (5 and 6.5 miles respectively) provide cafes,





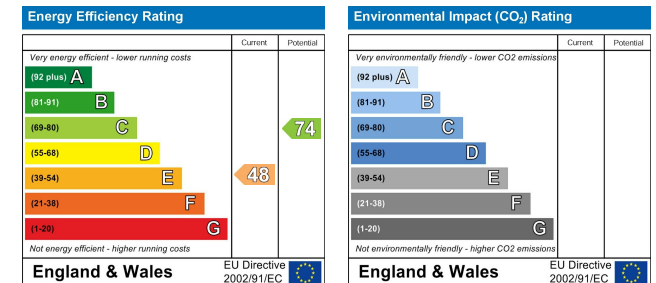
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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