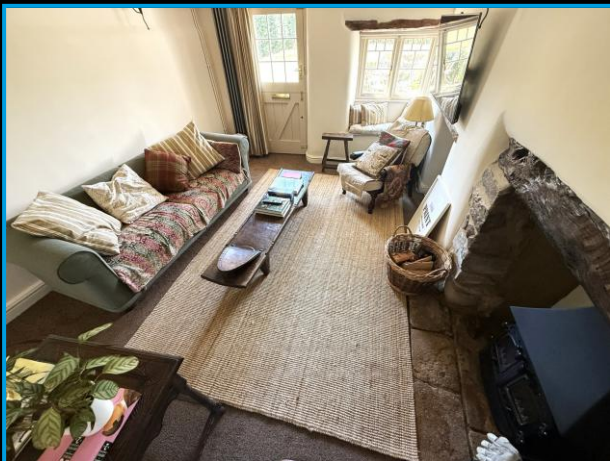


Guide Price £375,000

2 Castle Cottages, Castle Lane, Exmouth, EX8 5BR



- Charming Part Thatched Cottage In Semi Rural Location • Period Features Including Inglenook & Beamed Ceiling • Oil Central Heating • Sitting Room & Kitchen / Dining Room • Ground Floor, 4 Piece Modern Fitted Bathroom • 3 First Floor Double Bedrooms, Access To Loft Room • Good Sized Gardens, Useful Brick Outhouse • Parking For 2 Vehicles, NO ONWARD CHAIN



Description

Offered for sale with NO ONWARD CHAIN, this beautifully presented Grade II listed, part thatched cottage enjoys a picturesque semi rural setting and benefits from gardens and off-road parking for two vehicles.

Believed to date from the late 18th to early 19th century, the property successfully combines charming period features—including exposed beams and an impressive inglenook fireplace—with modern comforts such as oil fired central heating.

The accommodation comprises a welcoming sitting room featuring the inglenook fireplace, a modern fitted kitchen/dining room, and a stylish four-piece family bathroom complete with a roll top bath. To the first floor are 3 double bedrooms, with access to a useful loft room.

Externally, the property benefits from a generous rear garden, which includes off-road parking for two vehicles and a practical brick -built outhouse/storage shed.

This charming cottage would make an ideal permanent residence, holiday home, or investment property. Early viewing is highly recommended to fully appreciate all that it has to offer.

Accommodation

Ground Floor

Wooden stable front entrance door leading to:

Sitting Room 13'2" (4.01m) Plus Recess x 10'7" (3.23m)

Window to front. Focal point of Inglenook fireplace with multi fuel fire on a Stone hearth with exposed brickwork and heavy wooden beam. Staircase rising to first floor with useful under stairs storage cupboard. Beamed ceiling. Radiator. Smoke alarm. Wooden / latched door leading to:

Kitchen / Dining Room 18'1" (5.51m) Max x 12'3" (3.73m) Max

Dual aspect having external door leading to rear with windows to side and rear. Good range of cupboard and drawer storage units with roll edged work surfaces. Stainless steel one and a half bowl sink with single drainer unit and mixer tap. Built in 4 ring electric hob with electric oven below. Space and plumbing for slimline dishwasher. Space and plumbing for washing machine. Further space for freestanding fridge / freezer etc. 2 radiators. Tiled flooring. Wooden latched door leading to:

Bathroom

Dual aspect having windows to rear and side. Modern fitted white suite of a claw foot, roll top bath with mixer tap, electric shower with Rainfall waterhead and splash screen, low level WC and wall mounted wash hand basin. Heated towel rail. Fully tiled walls and floor with under floor heating. Extractor fan. Airing cupboard housing the oil fired boiler and hot water tank with slatted shelving.

First Floor

Half Landing

Stairs rising to landing and stairs leading to wooden latch door that leads to:

Bedroom 1 13'9" (4.19m) x 13'1" (3.99m)

Window to front gaining distant South Devon coastline views. Radiator. Beamed ceiling. Exposed floorboards. Staircase rising to loft room.

Landing

Window to side. Wooden latch doors leading to:



Bedroom 2 11'0" (3.35m) x 8'0" (2.44m)

Window to rear. Radiator.

Bedroom 3 10'2" (3.1m) x 8'0" (2.44m)

Window to side. Radiator.

Second Floor

Loft Room

Skyligh window to rear. Sloped ceilings with limited headroom. Smoke alarm.

Externally

A real feature of this cottage are the generous Gardens. The front of the property is approached via a shared cobble path, which then gives access to the gardens that are laid mainly to lawn with shrub bed borders that provides year round interest and colour, also gain views over the surrounding countryside. There is a patio area ideal for outdoor dining and sitting during fine weather.

Rear Garden

The cottage has its own, good sized rear garden. Immediately adjacent the property is a small courtyard area. Steps lead up to the rear garden and the Courtyard area gives access to the:

Brick Outhouse 7'11" (2.41m) x 7'11" (2.41m)

Under eaves storage. Cobbled floor. Power and light connected.

Rear Garden

From the courtyard steps and lead up to the remaining part of the garden which is laid mainly to lawn with a Stone chip patio area to the rear, ideal for out door dining and sitting during fine weather. Shrub bed borders. Timber panel fenced boundaries.

Parking

Within the rear garden is a driveway that provides off road parking for 2 motor vehicles.

Tenure

The property is FREEHOLD

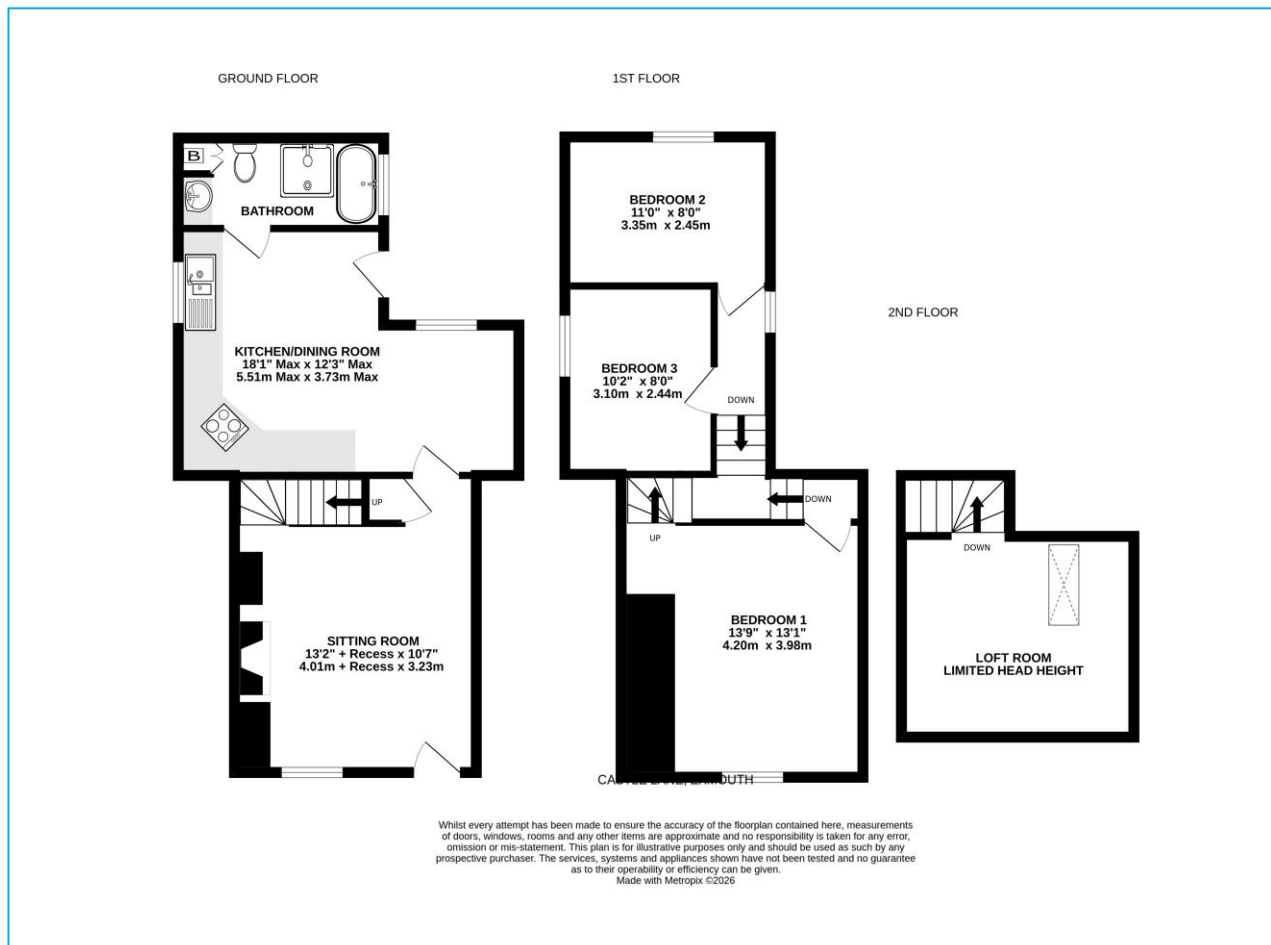
Services

Mains Water & electricity are connected. Oil Central heating. Private Drainage via a communal Septic tank. The current owner pays £40 annually to have the tank emptied and contributes to the maintenance of the pump if/when needed. Council Tax Band D

Agents Note

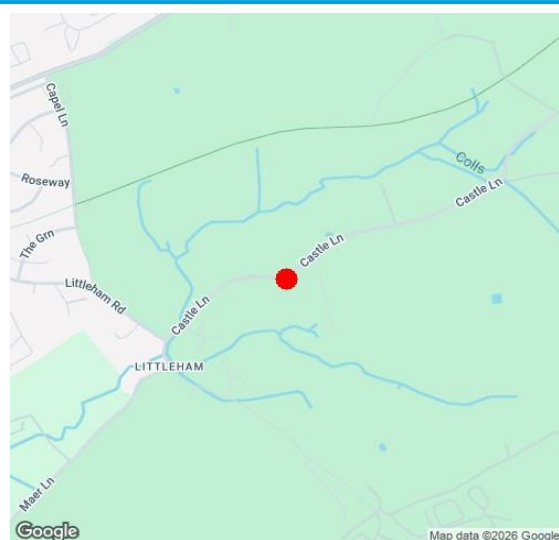
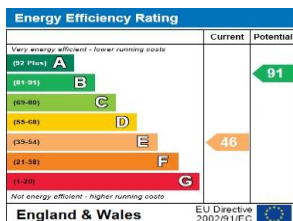
These are draft particulars and are awaiting vendors verification





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.



Viewing Strictly By Appointment Only - Contact The Links Team Via:
 TEL: 01395 222350 Email: exmouth@linksestateagents.co.uk WEB: www.linksestateagents.co.uk

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.