



The Coach House and Gardener's Cottage



Colyford, Colyton, EX24 6HW

///spray.forget.rehearsed

Detached Victorian Coach House
forming 2 and 1 bedroom cottages. No
onward chain.

- Victorian character
- 1 x 2 bedrooms
- Grade II listed
- Lawn and patio
- Freehold
- Detached property
- 1 x 1 bedroom
- Gravel parking area
- Quiet rural hamlet
- Council tax band TBC

Guide Price £500,000

SITUATION

Set within a small hamlet along a quiet no through road for vehicles, just under a mile from the centre of Colyford, this appealing Victorian former coach house is currently arranged as two cottages and offers a flexible opportunity for income/multi-generational living. Reconfiguration may also be an option, subject to any necessary consents within the curtilage of a grade II listed building.

Colyford provides an active and welcoming community with a good range of day-to-day amenities including two village inns, a café, post office and general store, parish church and village hall, and is well placed for access to the highly regarded Colyton Grammar School.

The A3052 coast road is readily accessible, connecting east to Lyme Regis and west to Sidmouth and Exeter. The surrounding area is particularly attractive, with footpaths leading south towards the coast at Seaton as well as nearby Holyford Woods nature reserve.



DESCRIPTION

Currently run as popular furnished holiday lets, the two cottages have previously been used for longer term residential lets. Unrestricted in their use, one or both offer a full residential option. This lovely property of stone construction under a clay tiled roof, displays attractive character features including timber windows, internal exposed stone and two wood burners.

The larger 'Coach House' property provides a double aspect sitting room with wood burning stove, spacious fitted kitchen dining room with a tiled floor on the ground floor. On the first floor are two good size double bedrooms, and a family bathroom. The adjoining independent 'Gardener's Cottage' has been recently refurbished to offer open-plan living with fitted kitchen, log burner, slate flooring and exposed stone walling, together with a ground floor cloakroom. On the first floor is a large double bedroom with fitted cupboards and an en suite bathroom.

OUTSIDE

There is a small lawned area to the front adjacent to the lane. To the rear are attractive partly enclosed patio areas with mature shrubs. There is gravel area for parking. Part of the property is located within a flood risk zone.

SERVICES

Services: Mains water and electricity. Shared private drainage - treatment plant. Superfast broadband up to 41 Mbps. Mobile coverage is generally good outdoors across EE, Three and Vodafone (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.



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

