





Set within a picturesque rural setting, this delightful Grade II listed thatched cottage offers an abundance of period character and timeless appeal. Constructed from attractive local stone beneath a traditional thatched roof, the property showcases classic West Country architecture, complemented by decorative gables and pretty multi-pane windows. The cottage features two large reception rooms leading through to the kitchen/garden room with adjoining wet room and utility. On the first floor are two double bedrooms and a Jack and Jill bathroom. There is an enclosed garden to the rear with wonderful back drop of open fields and countryside - perfectly suited to those seeking a characterful home or countryside retreat. A rare opportunity to acquire a truly charming period home in one of Devon's most sought-after rural locations.

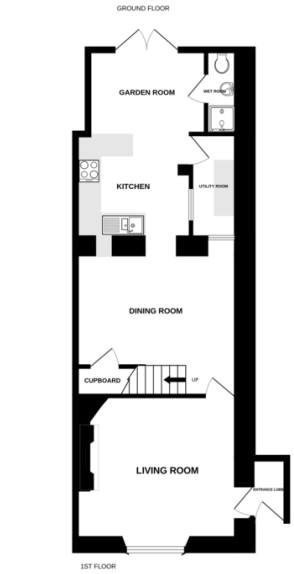
Home Farm Cottages

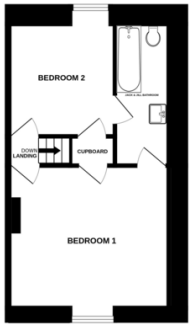
Mamhead Guide Price £280,000 - £300,000

West of EXE

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Grade II Character Cottage | Situated in quiet hamlet of Mamhead | Two generous sized double bedrooms | Two spacious reception rooms | Kitchen leading to a garden room | Downstair wet room and utility room | First floor Jack & Jill bathroom | Enclosed front and rear gardens | Wonderful open views to the rear





Measurements are approximate. Not to scale. Illustrative purposes only
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APPROACH
Covered entrance canopy. Solid wooden front door to entrance lobby. Outside light.

ENTRANCE LOBBY
Small entrance lobby with coat hanging space. Tiled floor. Door to living room.

LIVING ROOM
14' 3" x 12' 7" (4.34m x 3.84m) (max) Attractive and spacious living room with window to front aspect and fitted window seat. Feature fireplace with brick faced chimney breast and hearth with fitted wood burning stove. Radiator. Wall lighting. TV point. Door to dining room.

DINING ROOM
14' 4" x 12' 6" (4.37m x 3.81m) Further spacious reception room with stairs leading to the first floor. Internal window looking through to the utility room. Further deep window opening to the kitchen and doorway to kitchen. Door to understair cupboard housing hot water tank. Radiator. Wall lights.

KITCHEN
10' 2" x 9' 2" (3.1m x 2.79m) Fitted Shaker style kitchen with range of base and wall units in white finish. Roll-edge worktop with matching upstand and inset stainless steel sink. Space for slot in electric cooker. Space for under worktop fridge. Tiled floor. Radiator. Skylight window. Internal window to utility room. Recess spotlights. Stable style door to utility room. Step up into the garden room area.

UTILITY ROOM
9' 9" x 4' 4" (2.97m x 1.32m) Matching fitted worktop with space and plumbing under for washing machine and dishwasher. Floor standing oil fired boiler. Matching tiled floor. Recess spotlights. Skylight window.

GARDEN ROOM
10' 5" x 9' 1" (3.18m x 2.77m) Useful space currently used for dining and has lovely views over the garden and countryside beyond. Matching tiled floor. Recess spotlights. Radiator. Wall lighting. Door to wet room. French doors to garden.

WET ROOM
7' 5" x 2' 7" (2.26m x 0.79m) Further useful downstair wet room with white suite comprising low level w.c. and hand wash basin, plus tiled wet room area with electric shower. Recess spotlights. Tiled floor and walls. Extractor fan.

FIRST FLOOR

STAIRS/LANDING
Stairs from the dining room lead up to a small landing area with doors leading to bedrooms 1 and 2.

BEDROOM 1
14' 3" x 12' 7" (4.34m x 3.84m) Wonderful spacious master bedroom with high vaulted ceiling and exposed timbers. Stripped wood floor. Radiator. High level window to front aspect. Wall lighting. Door to overstairs storage cupboard. Door to Jack and Jill bathroom.

BEDROOM 2
9' 5" x 9' 2" (2.87m x 2.79m) Further spacious double bedroom with high level window to rear aspect. Stripped wood floor. Radiator. Wall lighting. Door to overstair storage cupboard. Door to Jack and Jill bathroom.

JACK AND JILL BATHROOM
12' 9" x 4' 8" (3.89m x 1.42m) Large bathroom with white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer shower. Two chrome ladder style radiators. Extractor fan. Shaver point. Hatch to loft space with pull down ladder..

OUTSIDE

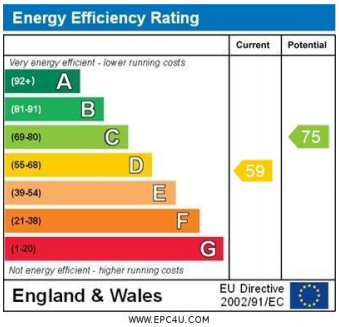
FRONT
Beautiful cottage style front garden enclosed by stone wall with lawned area edged with mature borders and tree. Fitted timber storage shed. Path to front door.

REAR GARDEN
Enclosed low maintenance paved garden with lovely open aspect to the rear offering views over the adjoining fields and countryside. Storage room housing the oil tank. Outside tap and power.









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