



A rare opportunity to acquire a quintessential 17th Century Grade II listed two-bedroom thatched cottage, full of character and situated in the heart of a sought-after village. Beautifully presented, the property offers well-proportioned accommodation including a welcoming sitting/dining room, kitchen, two bedrooms and a shower room. Character features such as exposed beams and traditional cottage styling create a warm and inviting atmosphere throughout. Outside, the attractive cottage features a beautiful cottage style front garden with mature planting, stone pathways and a delightful thatched entrance porch, providing exceptional kerb appeal and to the rear a raised low maintenance garden. Ideal as a permanent home, weekend retreat or holiday cottage.

Moles Cottages
Exminster £230,000

West of 

Moles Cottages, Exminster £230,000

Charming 17th century thatched village cottage | Two bedrooms |
Characterful living/dining room with exposed timbers and wood
burning stove | Fitted kitchen | Useful lean-to | Modern shower room
| Pretty cottage style front garden | Two tiered rear garden | Perfect
first home, holiday cottage etc

PROPERTY DETAILS:

APPROACH

Beautiful feature thatched open porch with front door to living/dining room.

LIVING/DINING ROOM

14' 7" x 12' 3" (4.44m x 3.73m) Wonderful characterful room with exposed timbers and feature fireplace with fitted multi-fuel stove. Window to front aspect with deep sill. TV and telephone points. Wall lighting. Wall mounted Haverland electric radiator. Door to understair cupboard. Door to stairs and first floor. Door to kitchen.

KITCHEN

11' 8" x 7' 4" (3.56m x 2.24m) (max) Fitted kitchen with range of base, wall and drawer units in grey finish. Roll-edge worktop with tiled surround and inset stainless steel sink. Integral electric single oven and ceramic hob. Space and plumbing for washing machine and dryer/dishwasher. Tiled floor. Window to rear with deep sill. Stable style part glazed door to lean-to.

LEAN-TO

14' 8" x 3' 4" (4.47m x 1.02m) Useful room with space for light and power. Space for freestanding fridge/freezer and open storage area with fitted shelving. Window to rear and part glazed door to garden.

FIRST FLOOR

STAIRS/LANDING

Stairs from the living/dining room to a spacious L-shape first floor landing. Hatch to loft space. Sliding doors to built-in wardrobe cupboard complete with hanging rail. Further door to storage cupboard complete with shelving. Doors to bedrooms and shower room.

BEDROOM 1

12' 3" x 8' 8" (3.73m x 2.64m) Light and spacious double bedroom with window to front aspect with deep sill. Exposed timbers. Feature inset alcove with fitted shelving. TV point. Wall mounted fitted electric radiator. Hatch to loft space.

BEDROOM 2

10' 5" x 5' 4" (3.18m x 1.63m) (max) Good size single bedroom with window to rear aspect with deep sill and outlook over the garden. Wall mounted electric panel radiator. High level internal window to landing with obscure glass. Door to airing cupboard complete with shelving. Further cupboard housing electric Flomasta water heater and further shelving.

SHOWER ROOM

5' 5" x 5' 1" (1.65m x 1.55m) Modern white suite comprising: low level w.c., hand wash basin set in vanity unit with cupboard under and large walk-in shower enclosure with glass screen and electric shower. Ladder style radiator. Extractor fan.

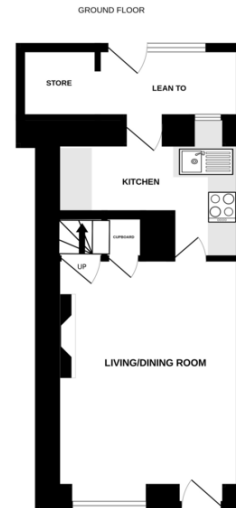
OUTSIDE

FRONT

A beautifully presented, low-maintenance front garden enhances the cottage's undeniable kerb appeal, with a blend of stone paving, decorative gravel and mature planting creating an attractive approach. A winding pathway leads to the charming thatched porch, framed by established shrubs and colourful greenery, providing a picturesque and welcoming entrance befitting this character home.

REAR GARDEN

The rear garden is accessed via a small patio area adjoining the property with steps that lead up to a thoughtfully landscaped to create a charming, low-maintenance outdoor retreat. Arranged over gently terraced levels, it features decorative gravel, timber sleeper retaining walls and well-stocked planted borders with a variety of established shrubs and mature greenery. Stone steps lead to an elevated seating area, providing an ideal spot to relax and enjoy the private surroundings. Enclosed by fencing and complemented by mature trees beyond, the garden offers a peaceful and attractive setting with plenty of character.



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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