

Apple Tree Cottage

Fluxton, Ottery St. Mary, Devon

Apple Tree Cottage

Fluxton
Ottery St. Mary
Devon EX11 1RJ

An outstanding country residence renovated to a high standard offering stunning panoramic views, large garage and the benefit of no onward chain.



- Beautifully presented cottage
 - Far reaching views
- Sitting room with woodburner
- Large kitchen/family room
- Attractive period features
 - Four double bedrooms
 - Two bathrooms
- Range of outbuildings
- Gated driveway & double garage/workshop

Guide Price **£750,000**

Freehold

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THE PROPERTY

Apple Tree Cottage offers the perfect blend of contemporary living and charm, coupled with cozy character features and arguably one of the fine countryside views in the area. It is believed that this once modest period property, formally known as Burnt House Cottage dates back some 200 years. During the 1990's a two storey extension was added to the eastern elevation almost doubling the size of the original cottage. Fast forward to 2026 where the current owners have remodelled this delightful property to an excellent standard and have created a stunning kitchen/family room which is the heart of the home.

ACCOMMODATION

The well-balanced living arrangements are positioned around a central entrance hallway, which at one time would have been a reception room to the old cottage. On your left is a cosy, beamed sitting room with a modern woodburning stove providing a wonderful focal point especially during the winter months. The kitchen/family room is all about light and space with two sets of sliding doors acting as large picture windows overlooking the garden and the views towards East Hill Strip. There is a 3 Oven, gas fired AGA with a matching gas ringed and electric oven Module unit. This fits beautifully within the excellent range of contemporary units, integrated appliances and the solid oak topped central island. Adjoining the kitchen via a stable door is a generous utility room providing additional storage, a cloakroom and ample space for coats and muddy boots with a rear door to the garden.

To the first floor are four double bedrooms, two of which benefit from being dual aspect thus making the very most of the outstanding countryside views. The master bedroom features fitted wardrobes and an ensuite bathroom with the remaining bedrooms served by a family bathroom with L-shaped bath and shower over. The property has modern double glazing throughout and mains gas-fired central heating.





OUTSIDE

From the Strawberry Lane side of the property, electric double gates open inwards to a gravelled driveway, a large double garage/workshop and ample parking for five cars.

Apple Tree Cottage enjoys a well-proportioned, level garden which is elevated from the surrounding countryside and gives the impression of an "infinity garden" with the feeling that the garden stretches beyond its boundary as far as the eye can see. There are numerous seating areas taking advantage of the surrounding views and plethora of wildlife. To the right of the house is a large playroom/store, dog kennel and single stable/garden room.

EDUCATION

Apple Tree Cottage is well served for both State Primary and Secondary/6th Form education with two primary schools at Tipton St John and Westhill within 1.5 miles and the excellent Kings School Secondary/6th Form at Ottery St Mary less than a mile away. Independent schools in the area include the outstanding Colyton Grammar School, St Peter's at Lymestone, St Johns at Sidmouth and the Exeter Schools.

SPORTING

Local 18-hole golf courses include courses at Sidmouth, Honiton and Axe Valley at Seaton with the outstanding Woodbury Park Golf & Country Club just a 15-minute

drive away. For the Equestrian lover, there is horse racing at Exeter, Newton Abbot and Taunton and numerous riding stables in the area. For the water sport enthusiast, sailing, Pilot Gig rowing and a wide range of water sports at Sidmouth, Exmouth and Seaton. Leisure Centres at Ottery St Mary, Sidmouth and Honiton.

DIRECTIONS

What3Words
///luckier.shredder.swells

SERVICES

Mains electric, gas, water and drainage.
Standard broadband is available.
There is mobile network coverage in the area. Please refer to Ofcom's website for further information.



LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616
Council Tax Band D.

MATERIAL INFORMATION

The area surrounding the property is at very low risk of flooding from surface water, rivers and seas.



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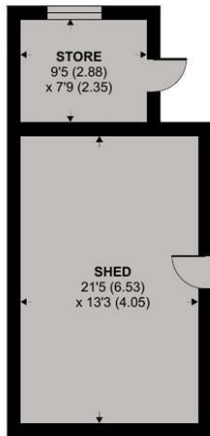
Approximate Area = 1837 sq ft / 170.6 sq m

Garage = 411 sq ft / 38.1 sq m

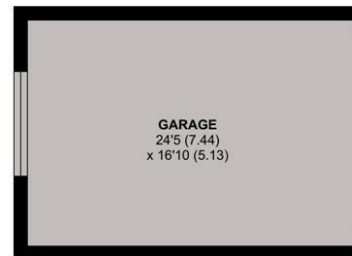
Outbuildings = 358 sq ft / 33.2 sq m

Total = 2606 sq ft / 241.9 sq m

For identification only - Not to scale



OUTBUILDING



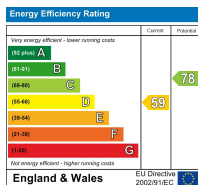
GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1386441

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