

STAGS

Love Cottage

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Buckerell, Honiton, EX14 3ER

What 3 Words: ///outwards.towers.friends

An immaculately presented Grade II Listed period property brimming with charming character features.

- Grade II Listed Cottage
- Character Features
- Inglenook Fireplace
- Front and Rear Gardens
- Council Tax Band C
- Three Bedrooms
- Off Road Parking
- Shaker Style Kitchen
- Freehold

Offers In Excess Of £350,000

SITUATION

Located in the village of Buckerell, not far from the historic church, Love Cottage enjoys rural views across the nearby farmland and rolling hills of this popular part of East Devon. Buckerell has a thriving community with a pretty parish church situated east of the larger village of Feniton, which has a village shop, post office and main line rail link to Exeter central and London Waterloo. To the east is the busy market town of Honiton which has an excellent range of shops and facilities. These include many independent retailers and eateries, as well as a main line rail link to London Waterloo. The popular town of Ottery St Mary, with its renowned The King's School (secondary and in catchment) is to the south.

The city of Exeter is to the west and has an excellent shopping centre, theatres, cinemas, sports and leisure facilities, main line rail link to London Paddington, M5 access and international airport. The World Heritage Jurassic Coast at Sidmouth, one of East Devon's most popular coastal resorts, is about 11 miles to the south.







DESCRIPTION

The property welcomes you into a charming sitting room that exudes warmth and character, featuring a magnificent inglenook fireplace with a woodburning stove. The room boasts a stunning stained glass window and a window seat, creating an inviting reading nook or a peaceful spot to take in the countryside views. From here, the space flows seamlessly into a striking dining room, where historic wood panelling and exposed flagstones evoke timeless elegance. This dining area effortlessly transitions into the heart of the home – the country kitchen. Here, shaker style cabinets, solid wood worktops, and modern appliances combine with rustic charm, and the addition of a stable door offers direct access to the garden, perfect for alfresco dining.

Upstairs, the cottage has three bedrooms, including two spacious double rooms with vaulted ceilings, exposed beams, and original floorboards. The third bedroom is a comfortable single. A well appointed shower room serves this floor, completing the home's practical layout.

OUTSIDE

The property is surrounded by delightful cottage gardens both to the front and rear. The front garden is predominantly laid to lawn, framed by hedging that ensures a sense of privacy, with a pedestrian path that leads from the lane directly to the front door. At the rear, the garden offers a peaceful retreat, beautifully private and perfect for outdoor living. A patio area provides an ideal spot for al fresco dining, while a variety of mature shrubs and bushes add colour and texture. The lawned area is complemented by stepping stones leading to the parking space at the rear, which is accessible via double wooden gates from the lane behind, ensuring both convenience and seclusion.

SERVICES

Mains electricity, water and drainage, Oil-fired central heating.

Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (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.

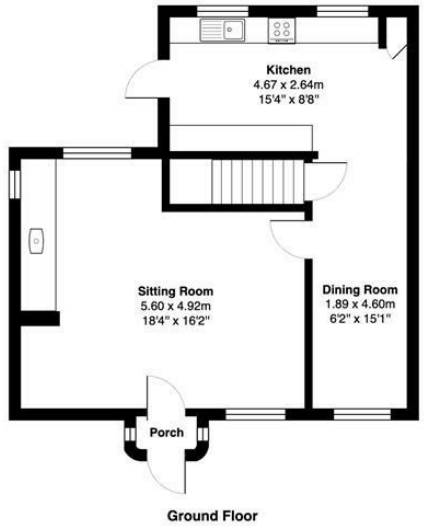


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Honiton, Devon, EX14 1PS

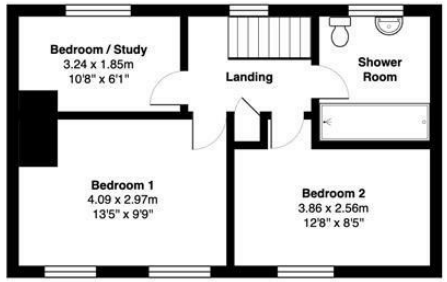
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Love Cottage, Road From Beats Close To Mandolin Winds, Buckerell, EX14 3ER



Ground Floor



First Floor

Total Area: 91.5 m² ... 985 ft²

All measurements are approximate and for display purposes only