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*The Annexe, Old Embercombe Cottage,
Higher Ashton, Devon, EX6 7QT*



SOUTHGATE
— ESTATES —

£394,000





The Annexe, Old Embercombe Cottage

A delightful two bedroom characterful cottage believed to date back to the late 17th century, nestled in the picturesque village of Higher Ashton. The property is complemented by beautiful cottage gardens and an abundance of period features adding to the charm of the property with two floors offering spacious living accommodation.

Higher Ashton is a small village located just 9 miles from the city of Exeter, allowing the benefit of a rural lifestyle with the ease of nearby amenities. The village itself features a medieval church and many leafy countryside walks and footpaths. Nearby, Lower Ashton benefits from The Manor Inn, a family owned restaurant and pub.

What 3 Words: [///search.jumps.spinners](https://www.what3words.com/search/jumps.spinners)





Ground Floor The well-proportioned ground floor accommodation enjoys two attractive reception rooms each boasting exposed beams and many other character features including an inglenook fireplace with an original bread oven in the living room. The dining room opens into the kitchen which enjoys a 4 Oven Electric AGA and plenty of cupboard space. There is also a lean-to allowing space for further appliances, and a downstairs shower room.

First Floor The first floor accommodates two sizeable double bedrooms attractively furnished with wooden floorboards and diamond-lead windows overlooking the surrounding countryside. The main bathroom is also located here enabling wash room facilities on both levels.

Outside The cottage is surrounded by inviting gardens offering a number of spaces to enjoy the peaceful surroundings. A side section of garden is mainly laid to gravel chippings featuring a patio area with space for seating with well-established roses and other plants. The pleasant rear garden is mainly laid to lawn incorporating flower bed borders which are well-stocked with a variety of plants and shrubs. There are also fruit trees including an apple and fig tree. At the top of the garden is a patio area allowing space for al-fresco dining with a view across the remainder of the garden. To the front of the property is off-road parking for multiple vehicles.

Property Information Tenure: Freehold, Council Tax Band: C

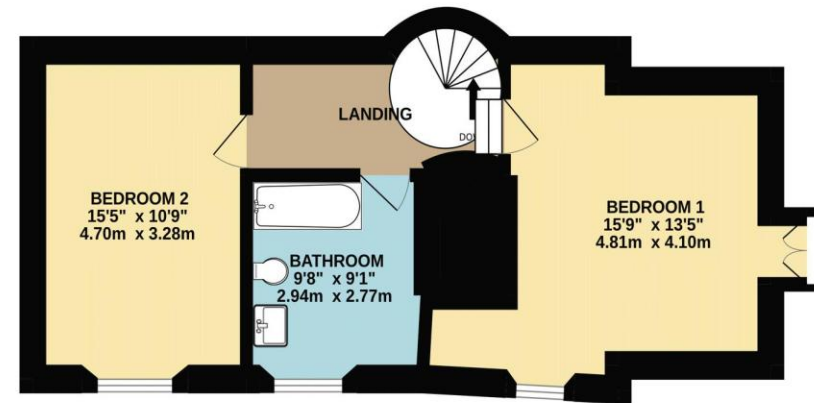
- *2 Bedrooms*
- *Grade II Listed*
- *Characterful Cottage*
- *Front & Rear Gardens*
- *Idyllic Location*
- *Off-Road Parking*



GROUND FLOOR

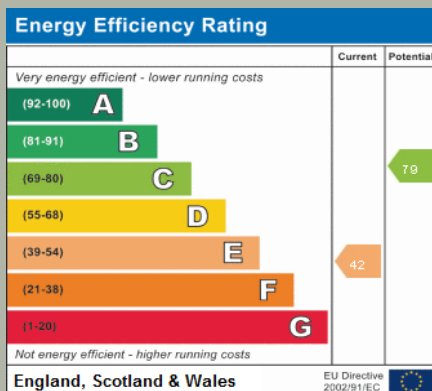


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SOUTHGATE
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