



Slightly Foxed



STAGS

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Venn Ottery, Ottery St. Mary, EX11 1RZ

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Unique Grade II listed home in the heart of this small village

- Grade II listed
- Kitchen/living room
- 3 bedrooms (2 en suites)
- Ample Parking
- Freehold
- Beautifully presented
- Sitting room with fireplace
- Studio/4th bedroom with en suite
- In all about 0.42 acres
- Council tax band F

Guide Price £650,000

SITUATION

The property enjoys a wonderful position beside the Saxon Church, in the centre of Venn Ottery, a charming and peaceful village surrounded by the East Devon National Landscape (AONB). The property is ideally placed for the numerous local paths and tracks as well as amenities in nearby Tipton St. John.

DESCRIPTION

This unique Grade II listed home, which is a mix of brick, cob, and block, under a slate roof, has been thoughtfully restored and is beautifully presented throughout. The accommodation is flexible, featuring a stylish kitchen/ living room, three bedrooms (two with en suite facilities and dressing rooms), and a large family bathroom. The interiors combine character features with contemporary finishes, creating a welcoming and comfortable environment.

STUDIO

The versatile studio could serve as a fourth bedroom, home office, or creative space, with en suite facilities.

OUTSIDE

The property owns the drive from the public road, which with the parking is in a flood risk zone. There is ample parking for several cars, a cobble courtyard with attractive plants and a sloped lawn with productive fruit trees, raised beds, fruit cage, greenhouse and timber shed. The outdoor space is ideal for relaxing or entertaining, with mature planting and pleasant views over the village.

SERVICES

Mains water and electricity. Shared treatment plant drainage. Oil-fired central heating. Standard broadband available up to 27 Mbps, Starlink or mobile broadband suggested, mobile signal outside via EE, Three, O2 and Vodafone (Ofcom).

DIRECTIONS

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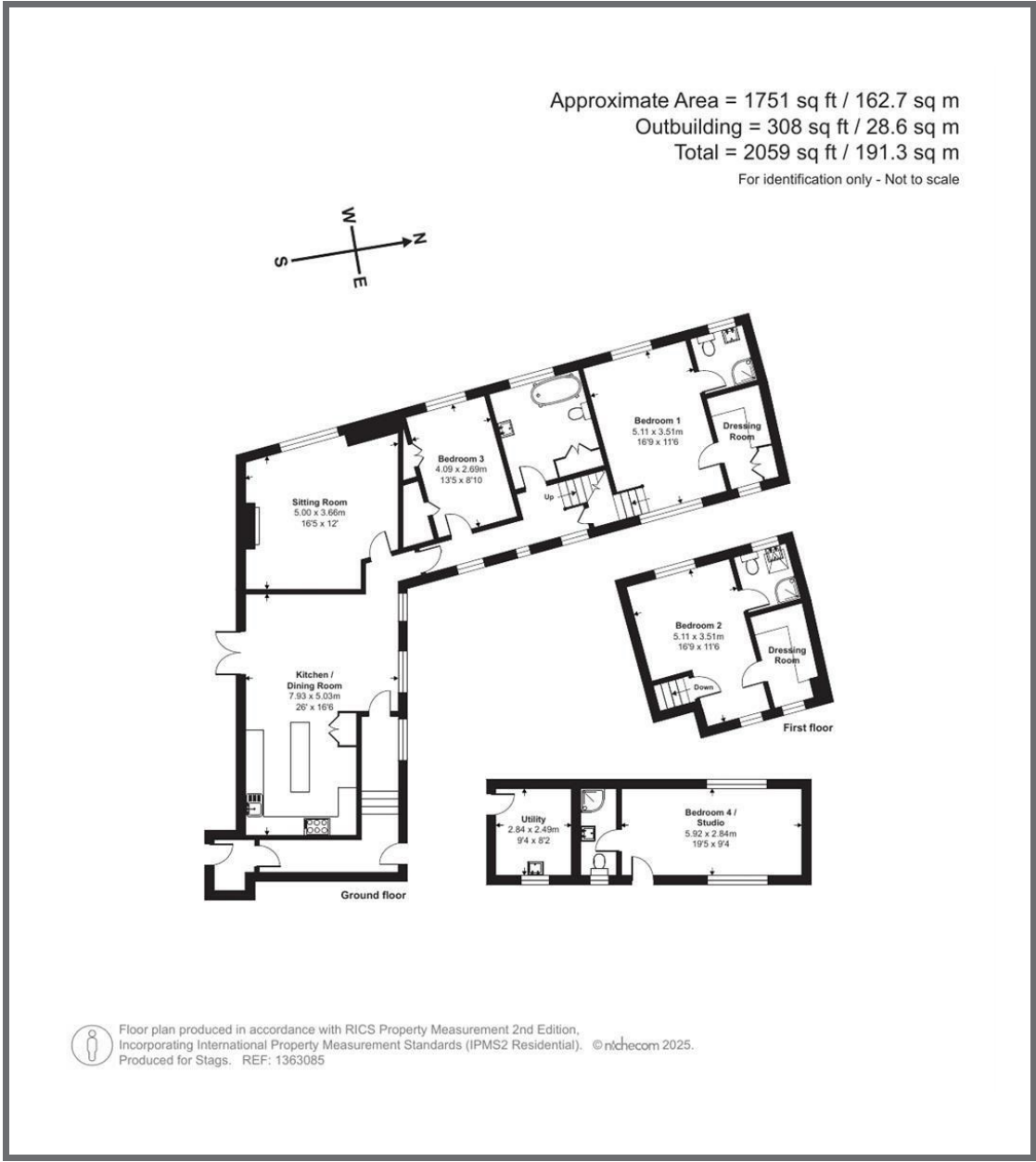
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	55	75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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