



17 Silver Street



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, Ottery St. Mary, EX11 1DB

What3Words: ///thing.shuffles.roaming

An elegant Grade II Listed double fronted cottage offering 2,677 sqft of beautifully proportioned accommodation and a south westerly walled garden.

- Grade II Listed
- Four Reception Rooms
- Cellar
- Walled Garden
- Council Tax Band E
- Five Bedrooms
- Family Bathroom
- Separate Utility Room
- Freehold

Guide Price £750,000

SITUATION: The property is situated within the historic town of Ottery St Mary, just a short distance from the impressive St Mary's Church, which lies at the heart of the community. Ottery St Mary is well known as the birthplace of Samuel Taylor Coleridge and for its annual Tar Barrels tradition. The town offers a good range of independent shops and everyday amenities, including a Sainsbury's supermarket. The Cathedral City of Exeter and the market town of Honiton are both within easy reach, providing a wider range of facilities and transport links.

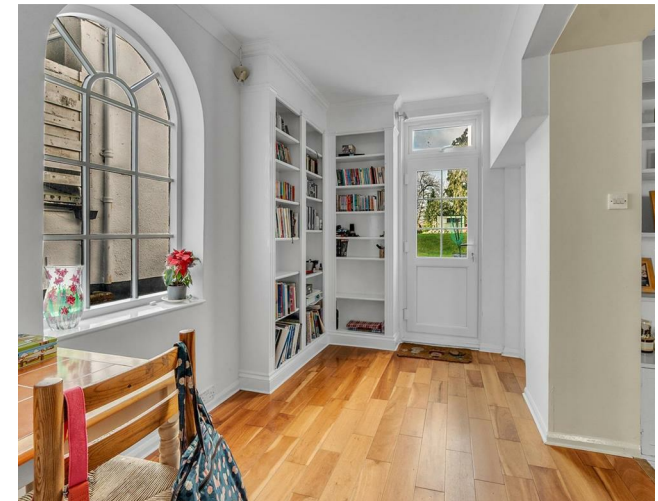
DESCRIPTION: An entrance porch opens into a welcoming hallway with a useful study area. From here, leads to a family room and a sitting room featuring a log burner and attractive display arches. A further reception room provides flexibility as a formal dining room or home office.

The kitchen lies to the rear of the property and is fitted with a range of cupboards, space for appliances and a gas fired Rayburn. Beneath the stairs is a cloakroom with access to the cellar, and a separate utility room adjoins the kitchen.

On the first floor are four bedrooms, one benefitting from a dressing room, together with a family bathroom and separate WC. The second floor provides a fifth bedroom with an ensuite shower room and useful eaves storage.

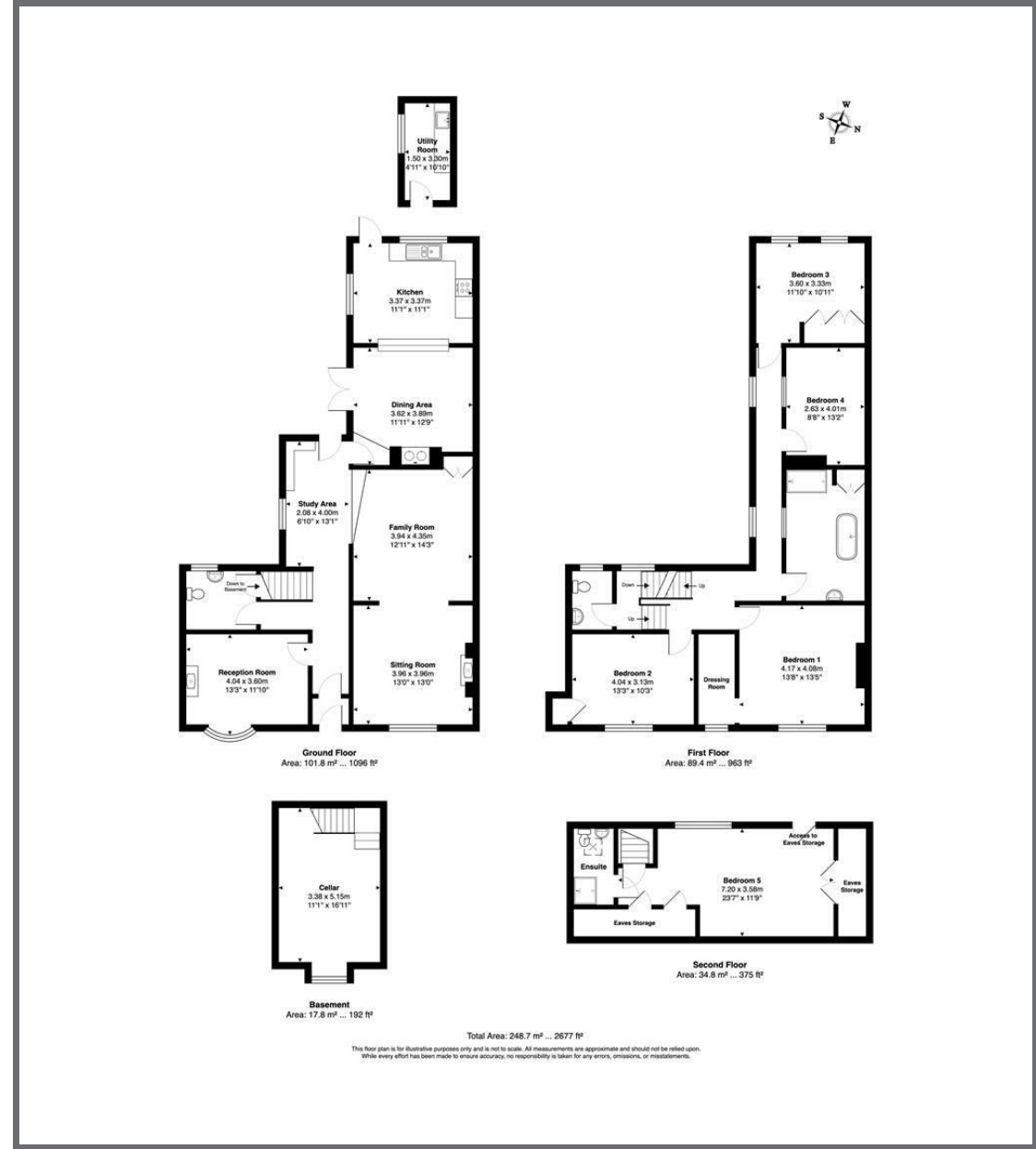
OUTSIDE: To the rear is an enclosed south-westerly facing walled garden. A patio adjoins the rear of the property, leading onto an area of lawn with mature shrub borders. There is a vegetable plot, fruit trees and a garden shed positioned at the far end.

SERVICES: Mains electricity, water, drainage and gas. Gas fired central heating. Ultrafast broadband available. Good mobile signal with all major networks (Ofcom, 2026).





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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