



Tenure: Freehold

Council Tax: Band D

Energy Performance Rating: G (10)

Services: Mains Electric & Water. Gas Fired Heating via Propane cylinders.

Viewing

Strictly by appointment only via sole selling agent Tarr Residential on 01460 68890 or at 35 Fore Street, Chard, Somerset TA20 1PT.

Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale

Guide Price: £245,000

Belfry Cottage, Yarcombe, Devon EX14 9BD

Independent Sales, Lettings and Property Management Agents

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Tarr Residential

**Belfry Cottage,
Yarcombe, Nr Honiton,
Devon
EX14 9BD**

Guide Price: £245,000

- **NO ONWARD CHAIN**
- **Unique & Spacious Stone Built Bungalow**
- **Blackdown Hills, Village Location**
- **3 Double Bedrooms**
- **16ft Sitting Room with Log Burner**
- **19ft Dining Room & Fitted Kitchen**
- **3 Piece Bathroom Suite & Separate Shower & WC**
- **Entrance Hall & Inner Halls with Storage**
- **Gas Fired Heating**
- **Front & Cottage Style Gardens**

Set on the southern edge of the Blackdown Hills 'an area of outstanding natural beauty' and the village location of Yarcombe is this unique and spacious 3 double bedroom detached stone built bungalow with a cottage style garden. The property comprises; entrance hall, inner hall with shower and separate WC, 19ft dining room, fitted kitchen, 16ft sitting room with log burner, utility area/store and a white suite bathroom. Further benefits from gas fired heating via LPG cylinders.



Approach

Approached from the public footpath to a wooden pedestrian gate opening to the stepping stone path leading to the timber front door with storm canopy over and opening to:

Entrance Hall

With a window to the front aspect, tiled flooring, smoke detector and coving. Built in cupboard housing the electric consumer unit and meter. Door to:

Dining Room: 19' 5" x 8' 6" (5.93m x 2.58m)

Two single glazed windows to the side aspect, two wall light points, double panel radiator and a coved ceiling. Door to:

Inner Hall

With a tiled floor and coved ceiling.

Sitting Room: 16' 4" x 11' 11" (4.97m x 3.62m)

Feature circular windows and a further single glazed window to the side aspect. Freestanding Villager log burner on a paved hearth. Double panel radiator and a coved ceiling.

Kitchen: 11' 7" x 8' 7" (3.52m x 2.62m)

Fitted with a range of grey fronted wall and base units, rolled edge worktops over and all complemented by tiled splash backs. Inset stainless steel bowl and drainer with mixer tap over. Built in oven with a halogen hob and extractor over. Spaces for separate under counter fridge and freezer. Single glazed windows to the front and side aspects (front with excellent views towards countryside). Tiled flooring, double panel radiator and a coved ceiling.

Bathroom: 8' 10" x 5' 8" (2.68m x 1.72m)

Fitted with a white three piece suite comprising; panel bath with a glass screen, taps and a wall mounted Mira electric shower over. Pedestal wash hand basin with taps over. Low level WC. Part bathroom laminate panelled walls, tiled flooring, chrome ladder style heated towel rail, coving and a feature circular window to the front aspect.

Store: 6' 3" x 4' 11" (1.90m x 1.50m)

With the wall mounted Vaillant gas fired boiler. Space and plumbing for a washing machine. Tiled flooring and a coved ceiling.

Inner Hall

Accessed from the main entrance hall. A good size inner hall with a tiled floor, double panel radiator and a feature circular window to the rear aspect. Built in storage cupboard. Pedestal wash hand basin with taps and a tiled splash back over. Chrome ladder style heated towel rail and a coved ceiling. Tiled cubicle with a thermostatic shower unit over. Door to:

WC: 5' 4" x 2' 11" (1.62m x 0.9m)

Fitted with a low level WC. Tiled flooring.

Bedroom 1: 16' 3" x 11' 10" (4.95m x 3.61m)

Feature circular windows to the side aspect and a further window. Double panel radiator and a coved ceiling.

Bedroom 3: 11' 4" x 8' 10" (3.45m x 2.69m)

Double glazed window to the side aspect and a double panel radiator.

Bedroom 2: 13' 1" x 10' 0" (3.98m x 3.06m)

Accessed from the main entrance hall and with a single glazed window to the side aspect, double panel radiator and a coved ceiling.

Outside

The property is located in the heart of the Yarcombe hamlet and approached via a wooden pedestrian gate heading the stepping stone path leading to the front door. The front garden area is mainly laid to decorative gravel chippings and steps to the side rise to:

The main cottage style garden is west facing to the side aspect and benefits from a paved seating space leading on to the lawn with mature trees and shrubs. Space for a timber shed.