

Stock House Cottage

STAGS

Stock House Cottage

Yarcombe, Honiton, EX14 9AT

Chard 4 Miles; Honiton 8 Miles: Lyme Regis 15 miles.

Enjoying a prominent and elevated position in the Blackdown Hills National Landscape with far reaching views over the Yarty Valley

- Detached Cottage
- Stunning Valley Views
- Three Reception Rooms
- Walking Distance To Pub
- EPC E
- Attic Room & Double Garage
- Set in over 0.5 acres
- Charming Village Setting
- Freehold
- Council Tax Band E

Guide Price £625,000

Located in the village of Yarcombe, this property is less than 5 minutes walk to a traditional pub and medieval church. Chard (4 miles) and Honiton (8 miles) offer local amenities, with Honiton providing a rail link to London Waterloo. Taunton, 13 miles north, offers excellent shopping, schools, and transport links to London Paddington and the M5. The area benefits from top schools such as Colyton Grammar and The Woodroffe School. The A303 is just over a mile away for easy road access.

A welcoming entrance porch provides a practical space for coats and boots, opening into a modern fitted galley kitchen with tiled flooring, electric oven and hob, integrated dishwasher, and space for further appliances. A pantry/utility room offers useful additional storage and leads through to the spacious living/dining room, which spans the full width of the property. This impressive room features an exposed stone wall, solid wood flooring, and patio doors opening to the garden, ideal for entertaining or simply enjoying the peaceful setting.
Two further reception rooms provide flexible living space, including a sitting room with open fire and parquet flooring, and a family room/study, both overlooking the front garden.

Upstairs, the landing includes a large walk in cupboard and airing cupboard. There are three double bedrooms, each with countryside views, and a family bathroom with modern suite, shower over bath, and heated towel rail. The principal bedroom is particularly impressive, enjoying triple aspect windows framing the surrounding hills and a en suite shower room. A further staircase leads to a versatile attic room with two Velux windows capturing wonderful valley views.

Set within approximately just over 0.5 acres, the gardens wrap around the cottage and features traditional stone walls, areas of lawn, patio and mature planting creating a tranquil setting surrounded by open countryside and far-reaching views. A private drive leads to ample parking beside the property and a spacious double garage with power, light, and further workshop space providing scope for conversion (subject to necessary consents). Two small outbuildings adjoin the cottage, one with W.C.

Services: Mains electric and water. Private drainage - Septic tank, which we believe to be non-compliant with current general binding rules 2020. Standard broadband available. Standard and Ultrafast broadband available with Openreach, Gigaclear. Mobile signal good outdoors and variable in-home with all major networks (Ofcom, 2025).

DIRECTIONS: What3words: ///decide.watchdogs.twigs













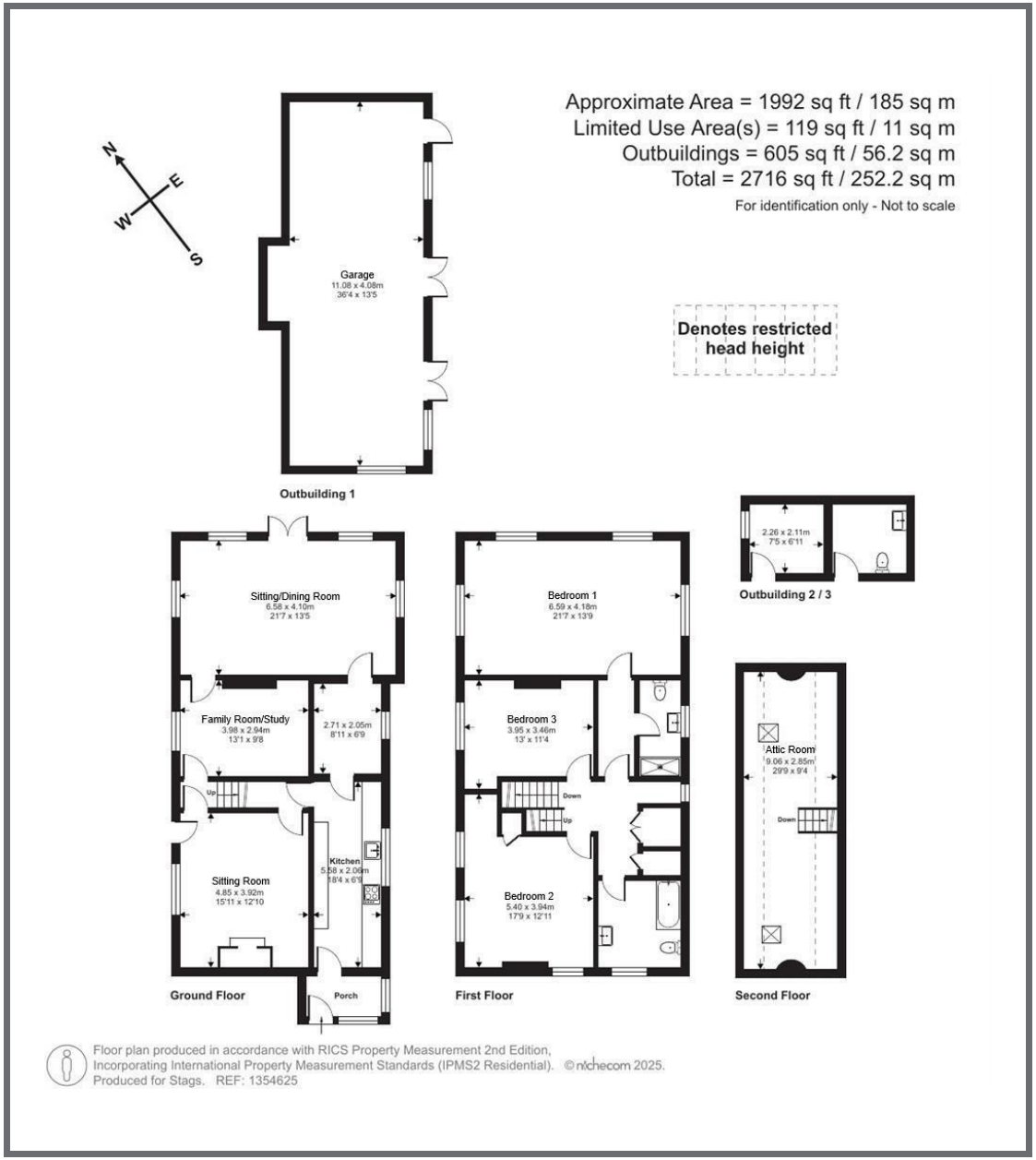




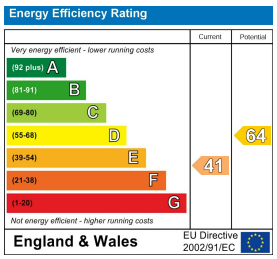


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





STAGS



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885