



Larkbeare, Talaton, EX5 2RY

Guide Price £575,000

3 1 2



Enjoying an idyllic rural setting surrounded by glorious countryside, this enchanting detached character cottage offers a rare opportunity to acquire a truly special home full of charm, warmth and timeless appeal.

Set within beautifully maintained large gardens, the property enjoys a peaceful and private position, perfect for those seeking a slower pace of life in a picturesque environment.

The accommodation is both spacious and welcoming, with a wealth of character features throughout. The living room and separate dining room each boast impressive inglenook fireplaces, creating wonderfully atmospheric spaces for relaxing and entertaining. A charming galley-style kitchen leads through to a delightful sunroom, and onto the patio where the extensive surrounding gardens can be enjoyed throughout the seasons. A useful downstairs WC completes the ground floor.

Upstairs, the generous principal bedroom benefits from a walk-in wardrobe, while the remaining two bedrooms are both excellent-sized double rooms, offering comfortable accommodation for family or guests.

Outside, the extensive gardens are a particular feature of the property, with sweeping lawns, mature planting, secluded seating areas and a wonderful sense of tranquillity. A substantial garden workshop with light and power is currently used as a pottery studio, providing excellent potential for hobbies, creative pursuits or home working.

Combining character, space and a stunning rural setting, this beautiful cottage is a truly exceptional home that must be viewed to be fully appreciated.

Talaton is a much-favoured village with a thriving community and has facilities including a community run village shop/post office, pub, active village hall, popular public house and an ancient parish church with unreserved parking. The town of Ottery St Mary is 3 miles away which has a good range of amenities which include many independent shops, doctors surgery, primary school, the much reputed King's School, post office, cafés, sports centre and various supermarkets. The popular historic market town of Honiton is approx 5 miles away, providing plenty of shops and restaurants, sports centre, swimming pool, local school, train station and local supermarkets. The A30 dual carriageway which bypasses Honiton provides good access to the Cathedral city of Exeter and the M5 motorway.

DIRECTIONS <https://w3w.co/tinted.ears.trophy>

VIEWINGS By prior appointment with Redfern 01404 814306

SERVICES We understand all mains services are connected with the exception of gas.

MOBILE & BROADBAND COVERAGE Broadband is connected to this property, for specific checks, please use www.checker.ofcom.org.uk

OUTGOINGS Council Tax Band D (as per Gov.UK Website at the date of first listing)

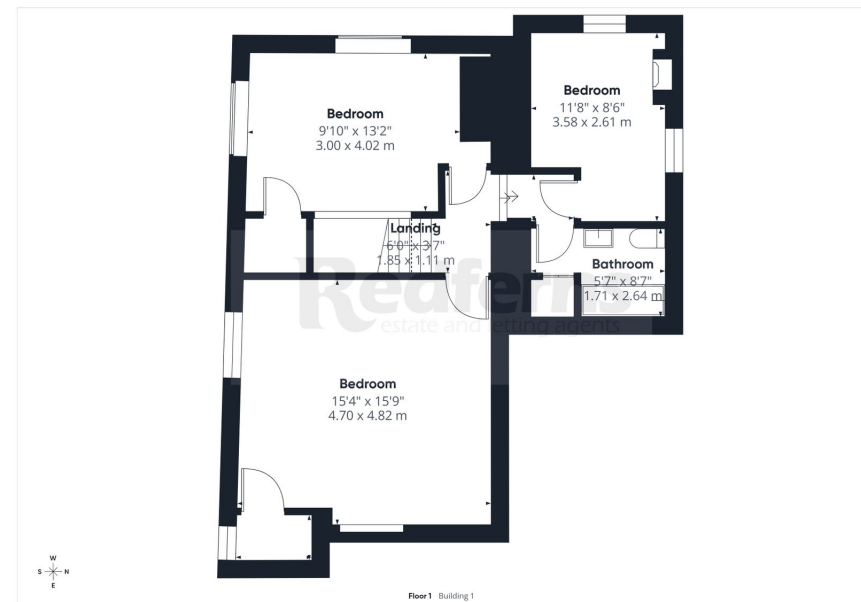
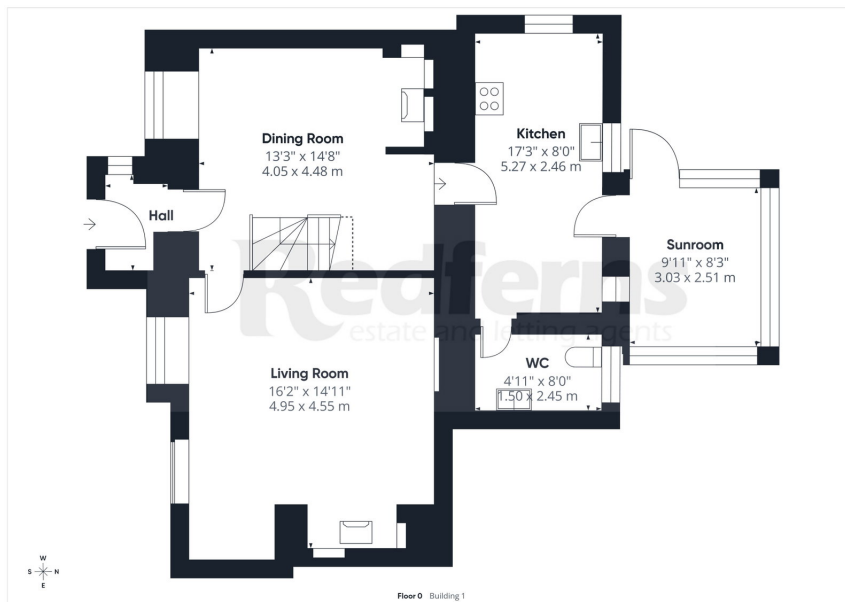
TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Three double bedrooms
- Large living room with inglenook fireplaces
- Beautiful fitted kitchen
- Dining room
- Sunroom and downstairs WC
- Oil fired central heating
- Garden workshop with light and power
- Extensive private gardens
- Idyllic rural location
- Council Tax Band - D



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