



Upton Cottage

Upton, Payhembury, Honiton, Devon, EX14 3JF

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A charming detached cottage offering beautifully presented accommodation in a picturesque country setting

- Entrance porch
- Living room with French doors to the garden
- Dining room with wood burner
- 'Tobys' kitchen and breakfast room/utility
- Ground floor bedroom and shower room
- Three first floor bedrooms
- Contemporary bath/shower room
- Detached store and timber stable
- Front and rear garden with terrace and pergola
- Driveway and parking area

Guide Price £560,000

SITUATION

Upton Cottage is located in the tiny hamlet of Upton, which in turn is positioned on the country fringes of the picturesque and highly desirable village of Payhembury. The property sits amongst some of East Devon's most attractive rolling countryside over which the cottage gains delightful far reaching views. Although semi rural, it is readily accessible, with the village of Payhembury only a mile or so away, as well as the busy market town of Honiton which is about a fifteen minute drive. Payhembury is a desirable village and has a small village green overlooked by its ancient Parish Church of St Mary's and popular public house. It also has a primary school, village shop and a strong community with many social events throughout the year.





Honiton lies about 5 miles to the south east and has a variety of independent shops and supermarkets, sport and leisure facilities and main line rail link to London Waterloo.

Exeter, the County Town, is approximately 15 miles to the west with an excellent shopping centre, theatres, sport and leisure facilities, M5 access and international airport. The renowned Kings School at Ottery St Mary is approximately 5.5 miles away and Colyton Grammar School, one of England's top co-educational state schools, is some 13 miles to the south west. The World Heritage Jurassic Coast at Lyme Bay is about 12 miles distant.

THE PROPERTY

Upton Cottage is a handsome period residence which has undergone an extensive programme of renovation and enlargement in recent years, resulting in the beautifully appointed and adaptable home we find today. This has included the addition of a ground floor wing, which has in the past been used as a small annexe, and provides a ground floor bedroom and shower room. The rooms are very well-presented and have all the charm of a character cottage, however are decorated with a more modern approach and there are some contemporary touches such as the superb bath/shower room.

Upton Cottage has some delightful features including a double sided wood burner between the dining room and living room, which also offers an oak floor and French doors into the rear garden. To the first floor there are three bedroom and a bath/shower.





OUTSIDE

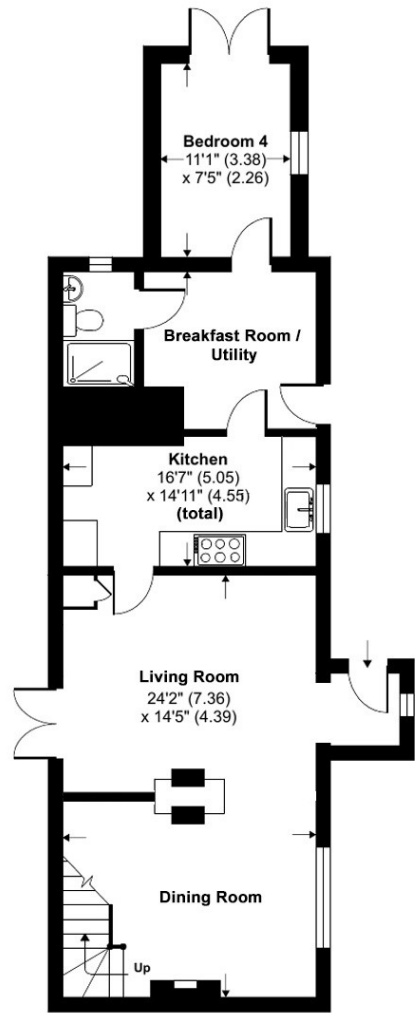
Upton Cottage is approached over a driveway which passes the property, rising to the rear where there is a gravelled parking area. It also has a second entrance from the lane which could provide further parking.

To the front of the property is an attractive lawned garden which is interspersed with several mature trees including a stunning Magnolia and colourful flower and shrub beds. Another delightful feature is the paved terrace and outdoor seating area which is covered by a pergola. Behind this is a detached store/workshop and a gravelled area.

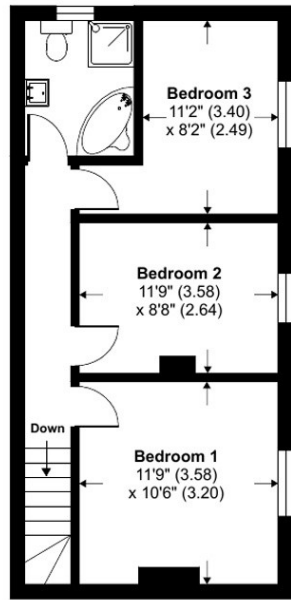
To the rear of the cottage is an attractive lawned garden with several shrub borders and a timber stable/store.



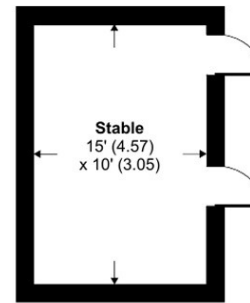
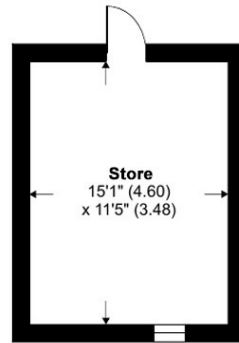




GROUND FLOOR



FIRST FLOOR



Approximate Area = 1199 sq ft / 111.3 sq m
 Stable = 150 sq ft / 13.9 sq m
 Store = 174 sq ft / 16.2 sq m
 Total = 1523 sq ft / 141.4 sq m
 For identification only - Not to scale



DIRECTIONS

From Honiton High Street at the traffic lights turn into Dowell Street onto the A373. Follow this road through the village of Awliscombe and up to the top of the hill. Continue, passing a turning on the left signposted Feniton, and take the next left hand turning signposted Payhembury (by a house called Sweethayes). Follow this lane for about half a mile to the T-junction. Turn right and Upton Cottage will be found on your right hand side.

SERVICES

Mains electricity and water. Oil-fired central heating. Private drainage.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
 Council Tax Band: D.

ENERGY PERFORMANCE CERTIFICATE

Rating: F.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Humberts. REF: 920989

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