



Sceat Cottage
Colyton, Devon. EX24 6DP

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A superb attached 4-bedroom barn conversion located on the country outskirts of the town with stunning views over the Axe Valley

- Entrance porch
- Open plan kitchen/dining room
- Snug with wood burner
- Sitting room with doors to the terrace
- Ground floor double bedroom (4) & shower room
- Principal bedroom with en-suite shower room
- Two further bedrooms & bathroom
- Front garden and terrace with views
- Rear courtyard and parking

Guide Price £495,000

THE PROPERTY

Seat Cottage comprises an attractive attached barn conversion which is of traditional construction with principally flintstone elevations (rendered to the rear) under a tiled roof. It sits in a superb position with a south-east orientation, so all the principal rooms gain wonderful views over a typical Devon patchwork landscape.

The property has been the subject of a programme of refurbishment in recent years and has been successfully let for holiday use, so has been continually improved and upgraded over the years. It has beautifully presented accommodation which blends traditional features such as the beamed ceilings, with a more modern approach to the decorations, therefore is particularly light. The three reception rooms also have doors to the front, with the sitting room giving access to a raised terrace which is a delightful place to sit and enjoy the views.





Scat Cottage has flexible accommodation and currently provides a ground floor double bedroom and a shower room. To the first floor there are a further three bedrooms, the principal of which has an en-suite shower room, and a family bathroom. All the bedrooms have fitted wardrobes and shelving.

OUTSIDE

The property is approached from the country lane over a shared driveway which continues past the front of the property to a parking area where there is space for two vehicles. The front garden is laid to lawn and there is a raised terrace which takes full advantage of the glorious country views. To the rear is a sheltered gravelled courtyard.

SITUATION

Scat Cottage is located in a glorious, elevated country position just half a mile from the town and takes advantage of splendid panoramic views over the adjoining countryside and the Axe Valley. Colyton nestles on the bank of the River Coly along which there are picturesque walks, and lies about 3 miles from the World Heritage Jurassic Coast. It offers a comprehensive range of shopping and recreational amenities, as well as a primary school and the renowned Colyton Grammar School, one of the country's top mixed state schools, is within two miles. The town, with its beautiful medieval church, is situated amongst some of East Devon's most attractive countryside, much of which is designated as being of outstanding natural beauty.



The coast at Seaton, some 3 miles to the south, offers an excellent range of everyday amenities and a long pebble beach and esplanade, and there are beautiful coastal walks both east and west over the South West Coast Path. There are also the popular towns of Sidmouth and Lyme Regis within ten miles and which are popular tourist destinations. The busy market town of Axminster is approximately 4 miles to the northeast and has a main line rail link to London Waterloo.



Denotes restricted head height

Approximate Area = 1305 sq ft / 121.2 sq m
Limited Use Area(s) = 74 sq ft / 6.8 sq m
Total = 1379 sq ft / 128 sq m
For identification only - Not to scale

DIRECTIONS

From the centre of Colyton (Market Place), with the Premier supermarket on your left hand side, continue onto Dolphin Street (bearing right) and follow this road out of the town and over the River Coly. Follow this lane up the hill and after about a third of a mile turn right signed Old Mounthill. Scat Cottage is the first property on your left hand side. If you continue past the cottage, parking in front of the cottage below.
what3words: reading.forks.sparrows

SERVICES

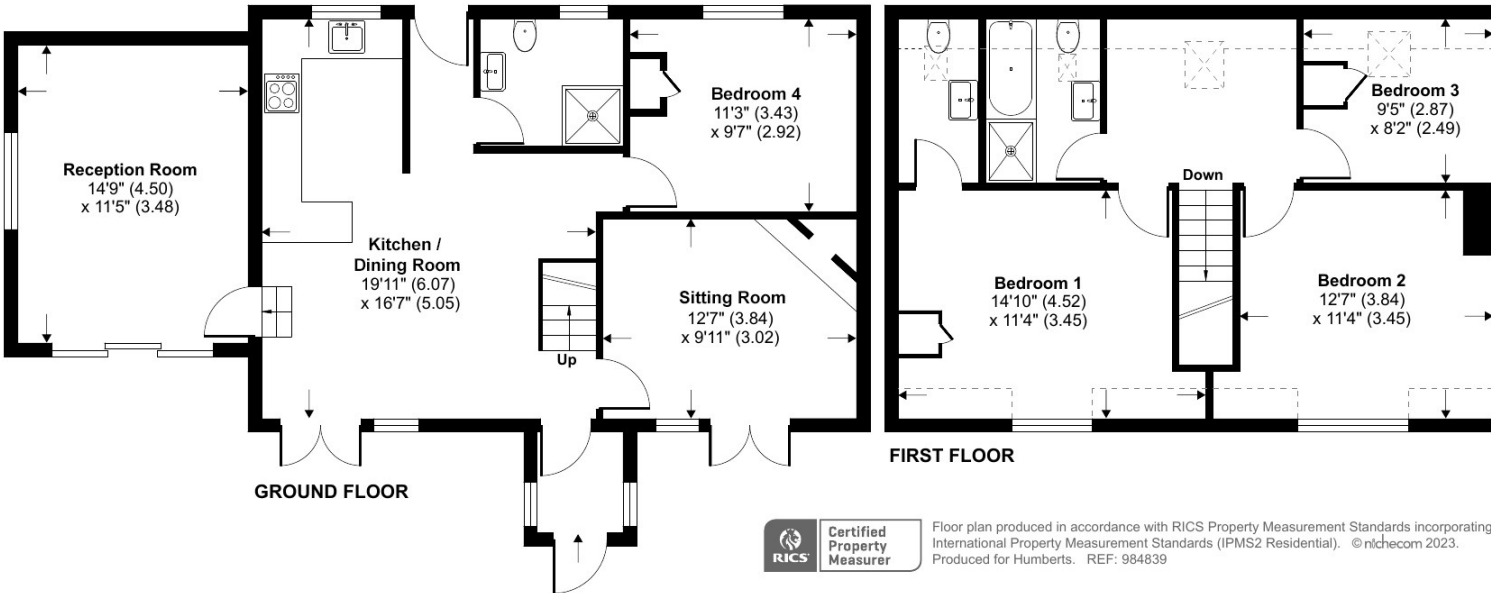
Mains electricity and water. Private drainage (shared between four properties). LPG central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.

ENERGY PERFORMANCE CERTIFICATE

Rating: E.



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