

Little Gotleigh

Smeatharpe, Honiton, Devon. EX14 9RF



A charming detached period cottage with three double bedrooms, three well-proportioned reception rooms, pretty gardens and detached garage in an East Devon Village location.

- Traditional entrance porch
- Bright and spacious triple aspect sitting room
- Beautiful dining room with an inglenook fireplace
- Lovely kitchen and utility/wet room
- Ground-floor study with a multi-fuel burner
- Three first-floor double bedrooms
- Superb family bathroom and en-suite
- Pretty established rear garden
- Detached garage and parking

Guide Price £465,000

SITUATION

Little Gotleigh is located in the heart of the Blackdown Hills AONB and is surrounded by some of the county's most picturesque countryside, over which there are stunning walks. It is within 2 miles of the popular village Churchinford which has a range of amenities including a community shop, village hall and doctor's surgery

The market town of Honiton lies approximately 8 miles to the south and has an extensive range of independent shops and facilities, and a main line rail link to London Waterloo.

The County Town of Taunton is approximately 11 miles to the north where direct access to the M5 can be gained, together with an express rail link to London Paddington.





The coast at Lyme Bay is about 17 miles to the south.

The Regency coastal resort of Sidmouth lies some 18 miles to the south with its pebble beach (sand at low tide), long esplanade and range of independent shops. The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 20 miles away.

THE PROPERTY

Little Gotleigh is a charming detached period cottage that has been completely upgraded and extended over the twelve years of current ownership. Quality bespoke windows and doors have been added throughout. The well-proportioned accommodation has an entrance lobby with built-in storage, this leads through to the large dining room with a superb inglenook fireplace. The kitchen has a larder cupboard, Belfast sink and opens to the wonderful triple aspect sitting room which forms part of the extension, this also has a multi fuel burner which heats the hot water and central heating system. Also, on the ground-floor is a study with a multi-fuel burner and a modern wet room/utility. On the first-floor are the three double bedrooms, the principal enjoys a pretty countryside view to the rear and a modern en-suite shower room. The family bathroom has a white suite with a shower over the bath.

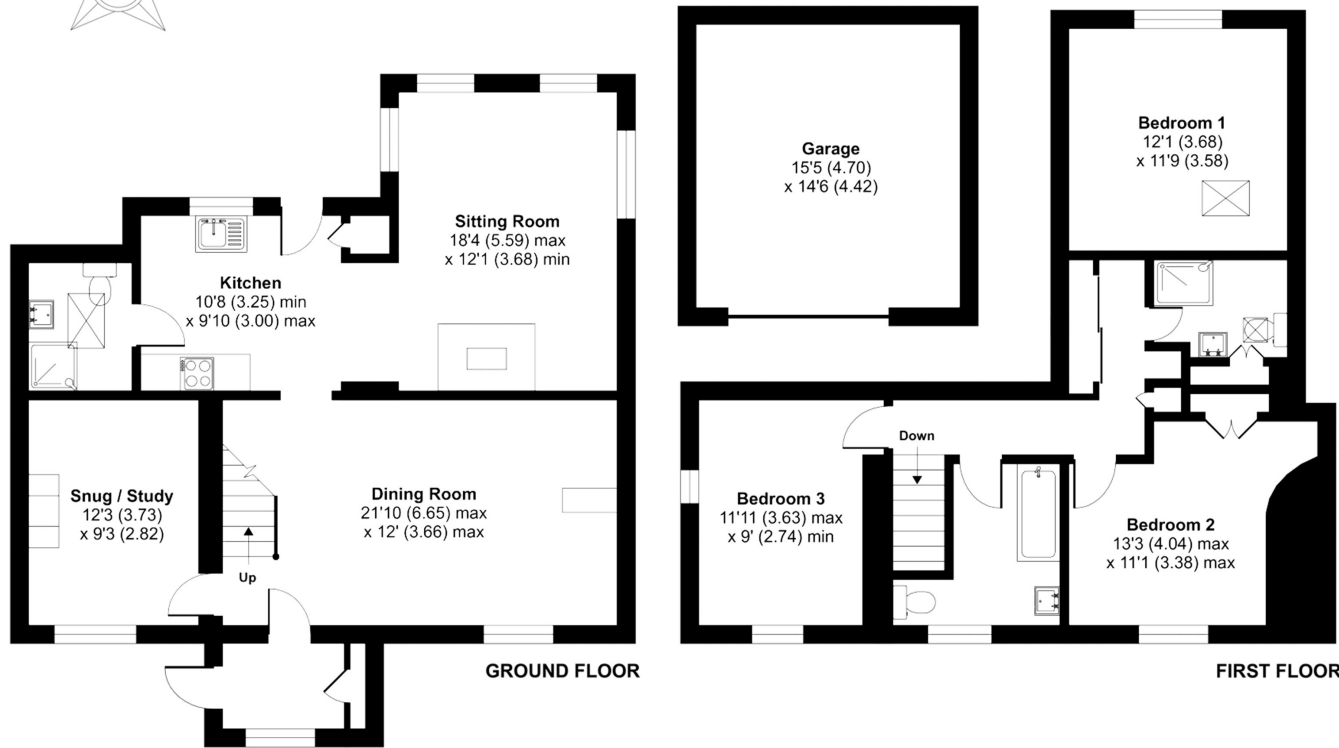


OUTSIDE

The property has a pretty and low maintenance rear garden which has been beautifully planted and has shingled pathways and a couple of perfect places to sit out on decking/patio or under a pergola during fine weather. To the front is a good-sized detached single garage.



Approximate Area = 1495 sq ft / 138.8 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1719 sq ft / 159.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. REF: 927217

DIRECTIONS

From Honiton High Street, proceed in an easterly direction straight over the mini roundabout, following the signs to the A30. Proceed over the bridge (over the A30), turning left signposted Dunkeswell. Continue on this road for about 7 miles entering the village of Smeatharpe. Upon entering the Village turn left opposite the Bridlepath sign. Follow this lane around to the right and the cottage is on the left.

SERVICES

Mains electricity, water. Private drainage (recently installed treatment plant) Multi-fuel central heating with a thermal store. High speed Gigaclear internet.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

Rating: F



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