



Oak Tree Cottage

Talaton, Exeter, Devon, EX5 2RL

[humberts.com](https://www.humberts.com)



A stunning modern thatched cottage with a beautiful bespoke interior and an immense amount of character, yet with all the conveniences for modern day living

- Entrance hallway with cloaks and understairs cupboards
- Superb kitchen/breakfast room with study area
- Sitting room with a wood burner
- Ground floor bedroom with en-suite shower room
- Utility and cloakroom
- First floor landing with airing cupboard and wardrobe
- Vaulted principal bedroom with en-suite shower room
- Second vaulted bedroom and bedroom 3
- Family bath/shower room
- Lawned garden with storage, parking and views

GUIDE PRICE £645,000

THE PROPERTY

Oak Tree Cottage is an exceptionally attractive detached, thatched residence which fronts the village street and is a property that is much admired by passersby due to its classic looks and prominent position. It has a handsome and beautifully proportioned front façade which is adorned with a wisteria and has some delightful features such as the tiled porch and the timber planters showing its house name. The property was constructed about fifteen years ago and has had an interesting history with the original period cottage, which was the village stores for many years, being damaged by fire. It was subsequently rebuilt as a modern reflection of the original house and therefore has all the character and charm of a traditional building, yet with the conveniences and credentials of a 'new home'. A very rare combination indeed and one that no doubt adds enormously to its appeal.





The interior has been meticulously designed with great care and attention given to the fittings and overall finish. This has resulted in the superb, individual home we find today which offers a great deal of character and beautifully blends this with a modern approach to the decorations. There are some striking features such as the bespoke oak staircase and solid oak doors with traditional latches and hinges, slate floor in the kitchen, and the stunning vaulted bedrooms to the first floor. Oak Tree Cottage benefits from underfloor heating to the ground floor, with conventional radiators to the first, timber double glazed windows, and a high level of insulation, making it a particularly efficient home for a property of its type.

GARDENS & GROUNDS

The garden principally lies to the rear of the cottage and is laid to lawn. It has a side access and two storage areas under the property, whilst to the side is a paved terrace and shrub beds with irrigation, beyond which is the oil tank.

Parking is available outside the front of the cottage however, alternatively, you can park just around the corner in the church car park for a small annual fee.

SITUATION

Talaton is a much-favoured village with a thriving community and has facilities including a community run village shop/post office, active village hall, popular public house - The Talaton Inn and the ancient parish Church of St James the Great. It lies about three miles from the country town of Ottery St Mary 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. On the outskirts of town, Joshua's Organic Store and the renowned Otter Nurseries can be found.





The busy market town of Honiton is some seven miles to the east with a wide selection of restaurants, antique shops and boutiques, and a main line rail link to London Waterloo. Closer stations can also be found at the neighbouring villages of Feniton and Whimple, both of which are within three miles.

Sidmouth and the World Heritage Jurassic Coast at Lyme Bay is about ten miles away and is one of East Devon's premier coastal towns. It has a long esplanade, wide pebble (sand at low tide) beach and stunning views along the Southwest Coastal Path. The town itself has many beautiful parks and walks, a cinema and theatre, and a bustling shopping centre with a great variety of independent shops.

The Cathedral City of Exeter is about eleven miles to the south west and has an excellent range of shops including the Princesshay Shopping Centre, food hall, sporting facilities, theatres, arts centre, schooling - both state and private, main line express rail link to London Paddington and international airport together with M5 access.





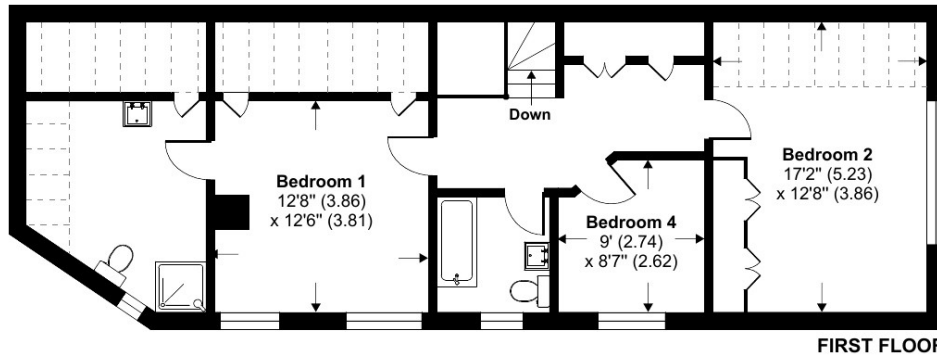


Approximate Area = 1615 sq ft / 150 sq m
 Limited Use Area(s) = 168 sq ft / 15.6 sq m
 Outbuilding = 414 sq ft / 38.5 sq m
 Total = 2197 sq ft / 204.1 sq m
 For identification only - Not to scale

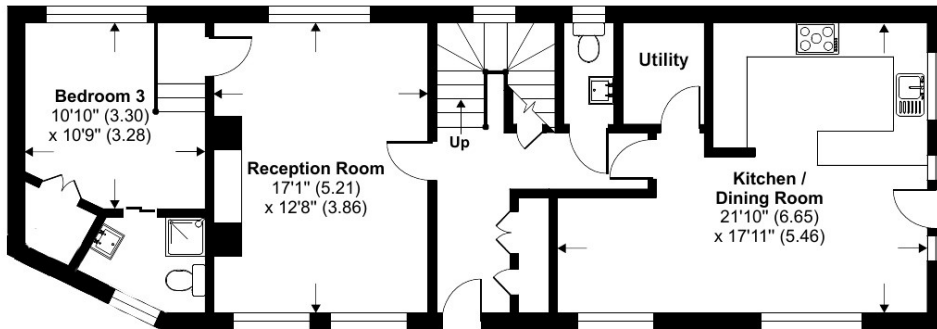
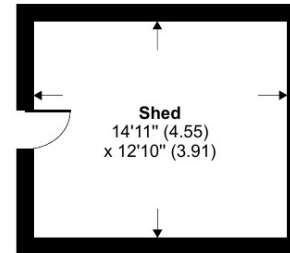
DIRECTIONS

From Honiton, join the A30 in a westerly direction (towards Exeter) and continue for about 2 miles, taking the Patteson Cross exit, signposted Ottery St Mary. Continue along the old A30 for about 2 miles, turning left signposted Fairmile and then turn right in Fairmile, signposted Talaton. Proceed along this lane towards Talaton, cross over the bridge and into the village. Oak Tree Cottage will be found just after the public house on your right hand side. We would suggest on your first visit you park by the village shop which is just before the cottage on the same side.

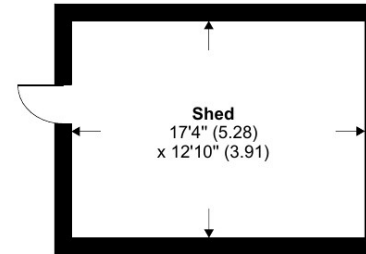
Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



what3words: ///theme.stamp.diver

SERVICES

Mains electricity, water and drainage. Oil-fired heating with underfloor heating to the ground floor.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2024. Produced for Humberts. REF: 1116488

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Devon Ltd | Registered office; Humberts Devon Limited, 44 Queen Street, Honiton, Devon, EX14 1HD. Registered in England - Company Number 12430167.

01404 42456

devon@humberts.com

