



## Cherry Cottage

4 Mill Lane, Alfington, Ottery St Mary, Devon, EX11 1PF

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A delightful semi-detached period cottage with accommodation of great character, glorious gardens of about 1/3rd of an acre and a detached garage

Offers in the region of £520,000

### THE PROPERTY

Cherry Cottage comprises a particularly attractive semi-detached cottage which is located in a delightful position within the small hamlet of Alington. This is a convenient spot within some of the county's most attractive rolling countryside yet being within a short drive of about 2 miles from the popular town of Ottery St Mary. The market town of Honiton with its main line rail link to London Waterloo is about 4 miles away, whilst the Cathedral City of Exeter is about 14 miles to the west. The World Heritage Jurassic Coast at Sidmouth is about 9 miles away and there are some excellent schools in the area which include the 'outstanding' Kings School in Ottery and the highly regarded Colyton Grammar School some 12 miles away.

The cottage itself has origins dating back to possibly the 17<sup>th</sup> century and is of traditional construction with rendered exterior elevations under a principally tiled roof. It has developed greatly over the centuries with the original farmhouse being divided into two and Cherry Cottage was also the subject of a large extension in the latter part of the 20<sup>th</sup> century. The cottage has been in the same family since the early 1980s and has been a much cherished family home over the years with great focus on the gorgeous gardens which were quite splendid in their heyday. Cherry Cottage retains a wealth of character and there are some delightful features such as the inglenook fireplace with bread oven in the sitting room, many exposed beams and timbers and window seat. Although now slightly dated in places, the cottage is presented in good order and would be perfect for those who want to put their own stamp on a quintessential Devon cottage in a beautiful setting.





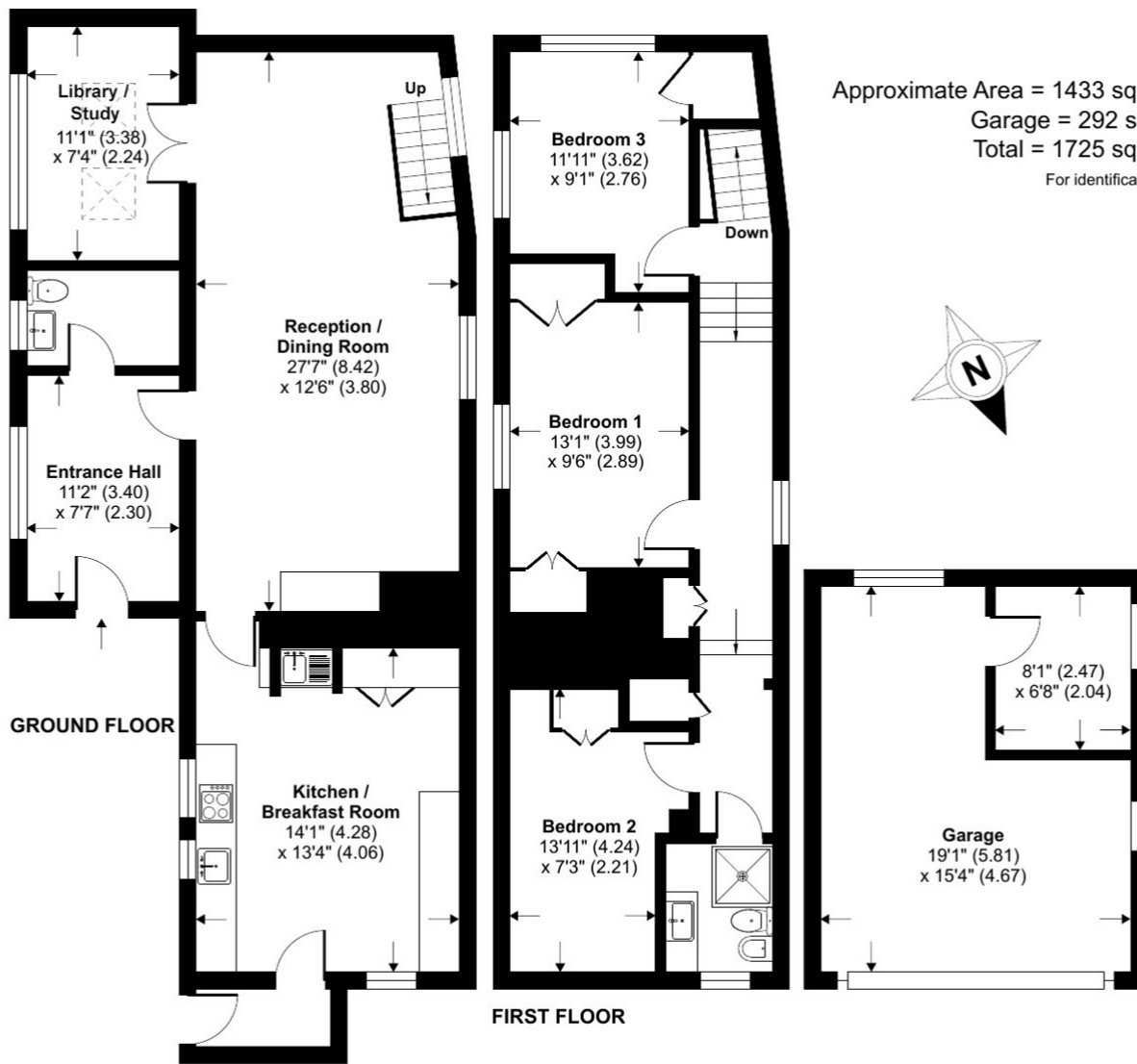


## OUTSIDE

Undoubtedly one of the main features of Cherry Cottage is its beautiful garden which extends to about 1/3rd of an acre and which has been a labour of love over the 40+ years of the current family's ownership. It has been thoughtfully designed, landscaped and planted and plays host to a great variety of mature trees and shrubs which include a magnificent magnolia, many 'old English' roses and fruit trees. There is a large level area of lawn with low stone walls and pathways which lead to what was a productive kitchen garden with raised summer house to take in the hilltop views, potting shed and open log store.

Cherry Cottage is approached from the small lane to a driveway which provides parking for several vehicles, adjacent to which is the large detached garage with workshop area and an electric door. An attractive flintstone wall with arched doorway leads you through to the gardens.





Approximate Area = 1433 sq ft / 133.1 sq m  
 Garage = 292 sq ft / 27.1 sq m  
 Total = 1725 sq ft / 160.2 sq m  
 For identification only - Not to scale



### DIRECTIONS

From Honiton take the A30 in a westerly direction and turn off at Iron Bridge onto the B3177. Proceed under the bridge and turn left signposted Ottery St Mary. Follow this road for approximately one mile into the hamlet of Alfington, turning right on the brow of a small hill into Mill Lane at the end of a row of cottages. Proceed down Mill Lane for about 150 yards and the driveway to Cherry Cottage will be found on your right hand side.

What3words: ///line.roadways.meant

### TENURE

Freehold.

### SERVICES

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

### LOCAL AUTHORITY

East Devon District Council - 01404 515616.  
 Council Tax Band - E.

### ENERGY PERFORMANCE CERTIFICATE


Rating: F.

### FLOOD RISK

Flood risk information can be checked through the following: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

### BROADBAND & MOBILE

Broadband availability at this location can be checked through: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)  
 Mobile coverage can be checked through: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

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