



Higher Salters Cottage

Farway, Colyton, Devon. EX24 6DL

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A charming three bedroom detached period cottage with pretty gardens in a picturesque East Devon village location.

- Wonderful sitting room with a feature ingle-nook fireplace & woodburner
- Modern fitted kitchen/breakfast room
- Separate dining room
- Ground-floor double bedroom & bathroom
- First-floor spacious double bedrooms
- Modern en-suite shower room with a white suite
- Beautiful good-sized gardens to the rear and side.
- Detached garage & parking

Guide Price £565,000

SITUATION

Higher Salters Cottage is situated in the beautiful Farway Valley in an area designated as being of outstanding natural beauty, between the bustling market town of Honiton and the Regency coastal resort of Sidmouth. It nestles in a sunny, sheltered location enjoying views over its gardens and the picturesque countryside surrounding it. Farway is a small, scattered village with a strong community and comprises a Primary School, pretty Parish Church and Village Hall.





Honiton lies approximately 5 miles to the north with its range of shops, banks, schools, sports centre/swimming pool and main line rail link to London Waterloo. Colyton Grammar School, one of England's top mixed state grammar schools also lies approximately 5 miles to the south-east.

Exeter, the county town of Devon, lies some 21 miles to the west with an excellent shopping centre, theatres, cinemas, main line express rail link to London Paddington, M5 access and international airport.

Sidmouth, East Devon's premier coastal resort, is some 8 miles distant and is well known for its Regency Gothic architecture. It has a long esplanade, wide pebble (sand at low tide) beaches and is situated on the World Heritage Jurassic Coast.

THE PROPERTY

Higher Salters Cottage is a charming, detached period house that has been beautifully maintained and enhanced over the 46 years of current ownership. The well-proportioned accommodation has a lovely sitting room with an inglenook fireplace with a bread oven and wood burner. At the front is a good-sized double aspect dining room and to the rear is a modern kitchen/breakfast room with a matching central island and a larder cupboard. Also, to the front is a double aspect double bedroom and a white bath suite to the rear with a shower over the bath.

On the half landing is a modern wet room and on the first floor are the interconnecting two further double bedrooms, the principal has fitted wardrobes.

OUTSIDE

The property is approached from the lane over a shingled driveway which leads to the detached garage, parking area and workshop at the end of the garage. The garage has an electric door, power and light. The stream runs by the southern front boundary with various pretty lawned areas to sit out alongside the stream. To the rear of the property is a good-sized lawned area with a garden shed and lovely countryside views.



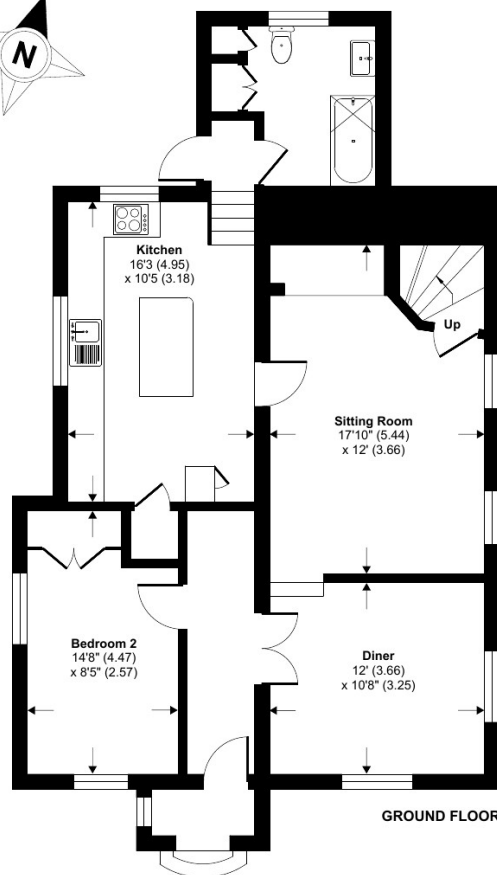
Higher Salters Cottage, Farway, Colyton, EX24

Approximate Area = 1512 sq ft / 140 sq m (includes garage)

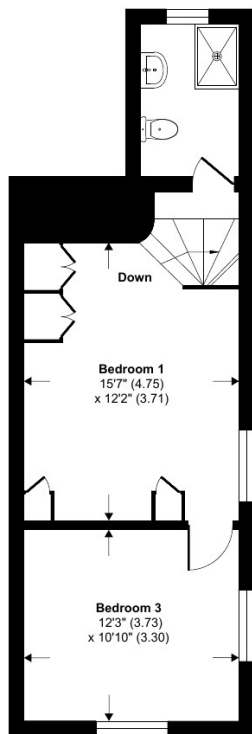
Outbuilding = 79 sq ft / 7 sq m

Total = 1591 sq ft / 147 sq m

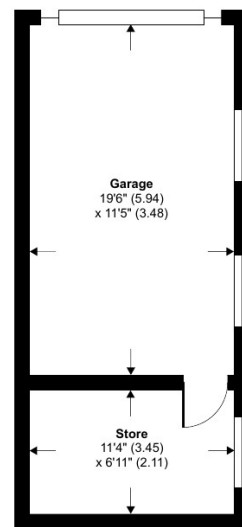
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GROUND FLOOR



FIRST FLOOR



GARAGE / OUTBUILDING

 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Humberts. REF: 856675

DIRECTIONS

From Honiton take the A375 towards Sidmouth. After approximately 2.5 miles turn left at the crossroads by the Hare & House public house, onto the B3174 to Seaton. Take the second turning left off this road to Southleigh and after about 200 yards, turn left to Farway. Continue down this lane (Ball Lane) for about 0.8 mile where the driveway to Higher Salters will be found on your left hand side, after a sharp right hand bend.

SERVICES

Oil Centrally Heated. PV Pannels (not owned) electricity, water and private drainage (Septic Tank).

LOCAL AUTHORITY

East Devon District Council - 01404 515616

Tax Band: E

ENERGY PERFORMANCE CERTIFICATE

Rating: Band E



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