



Rull Cottage,







Rull Cottage,

Northleigh, Honiton, Devon, EX24 6BU

What3Words: ///assembles.struggle.shatters

Spacious 5 bedroom period home with no near neighbours set within well-maintained, secluded gardens surrounded by glorious countryside.

- Period Home
- Accommodation Over 3 Floors
- Secluded gardens
- Freehold
- No Onward Chain
- Renovated Over Recent Years
- Stone Outbuilding
- In all 0.39 Acres (0.16 ha)
- Council Tax Band: G

Guide Price £925,000

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SITUATION

Located in a rural setting between the villages of Northleigh and Offwell both of which lie in close proximity to the market town of Honiton and the Regency coastal town of Sidmouth. Northleigh nestles in a sheltered valley set in The East Devon National Landscape and has a pretty Parish Church and Village Hall as well as delightful walks throughout the locality. The house sits south facing into the hillside, positioned within its own mature gardens and grounds with a sunny aspect, enjoying views over the fields to the side.

The market town of Honiton lies approximately 4 miles to the north west and has a range of independent shops including many antique shops, a main line rail link to London (Waterloo) and 8 miles to the south is the World Heritage Site, known as the Jurassic Coast. Exeter, the Cathedral City and County Town, is some 21 miles distant with an excellent shopping centre, theatres, main line rail link to London (Paddington), M5 motorway access and small international airport. The property lies approximately 5 miles from the renowned Colyton Grammar School, one of England's top secondary schools.

DESCRIPTION

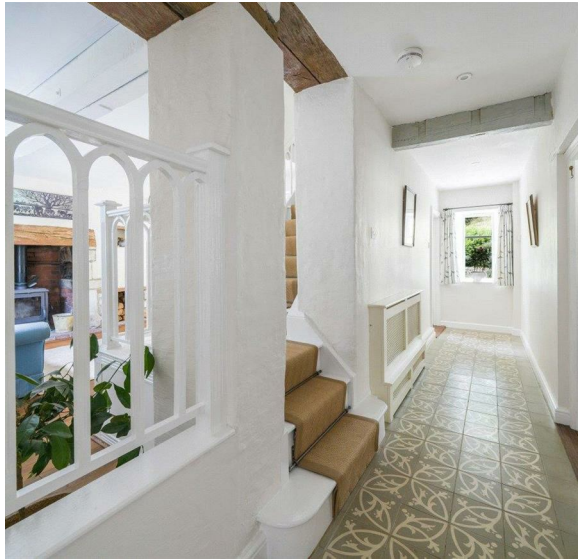
This attractive period home dates from the 1800s and is constructed of local flint stone with bespoke handmade timber double glazed windows. Formerly two cottages, the property has been the subject of a comprehensive programme of improvement over the years and now provides comfortable and well-presented family accommodation, combining character features with quality fixtures and fittings throughout. The rooms are notably light and spacious, with a pleasing outlook over the surrounding gardens and countryside.

A traditional entrance hall leads through to the elegant sitting room, featuring an inglenook fireplace with wood burning stove. The generous kitchen/dining room is fitted with bespoke units and granite worktops, centred around an island, and benefits from French doors opening onto the gardens, providing an excellent space for family living and informal entertaining. Also on the ground floor is a second substantial triple-aspect reception room with wood burning stove, together with a recently extended utility room and cloakroom.

On the first floor there are three double bedrooms, the principal bedroom enjoying a double aspect, built-in storage and an en suite bathroom fitted with a claw foot bath. The family bathroom has recently been updated and includes both a claw foot bath and separate walk-in shower.

The second floor provides two further double bedrooms and a modern shower room, offering flexible accommodation suitable for a variety of uses.





GROUND S

The attractive gardens and grounds extend to approximately 0.39 acres (0.16 hectares) and are predominantly laid to lawn, bordered by established hedging and mature trees. Adjoining the house is a pleasant patio area, well positioned to enjoy the sunny aspect and surrounding outlook.

A driveway, with right of access, leads through metal gates to a shingled parking area to the front of the property, providing ample parking. Also to the front is a substantial detached outbuilding, which has been used for a variety of purposes and offers potential for use as a studio, home office or ancillary accommodation, subject to any necessary consents.

STONE OUTBUILDING/STUDIO

28'4 x 12'1

To the front is a substantial detached outbuilding which has had a variety of uses in the past and has potential as studio/home office or additional accommodation.

SERVICES

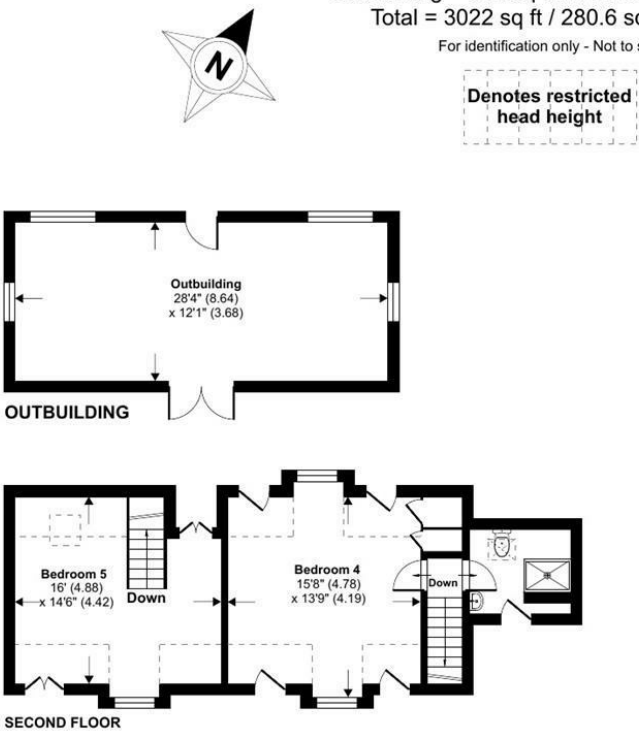
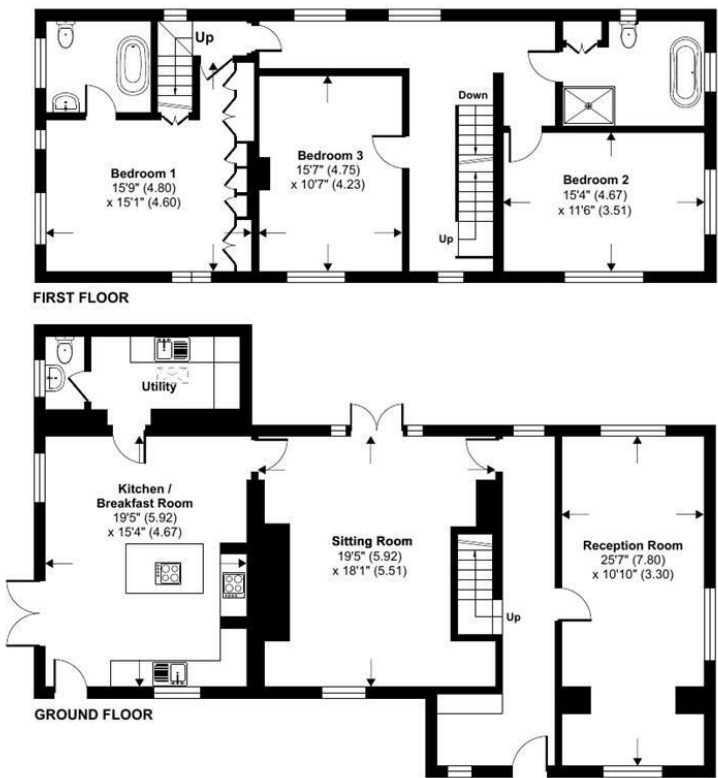
Mains electric. Private water (well located on adjoining land with treatment system), Private drainage system (Klargester Treatment Plant). Oil fired central heating. No mains gas in the area. Mobile signal is variable depending on provider, fibre broadband was recently fitted.



Rull Cottage, Northleigh, Colyton, EX24

Approximate Area = 2545 sq ft / 236.4 sq m
Limited Use Area(s) = 135 sq ft / 12.5 sq m
Outbuilding = 342 sq ft / 31.7 sq m
Total = 3022 sq ft / 280.6 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). © nchecom 2023. REF: 988940



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



