Sweetlands

STAGS

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Stockland, Honiton, EX14 9DB

What3words location ///firm.hawks.wasp

Character rural cottage with countryside views, stone barn in 0.36 acre garden

- Detached cottage
- No close neighbours
- 1 Ground floor bedroom
- Stone Barn
- Freehold
- Character features
- 3 Bedrooms
- Over 1/3 acre garden
- Car port/garage
- Council tax band E

Guide Price £450,000

Positioned within the scattered hamlet of Millhayes, this charming rural setting lies part way down a quiet no through road and backs on to open fields. It sits within the Blackdown Hills National Landscape.

Stockland is 1.2 miles away and offers a primary school, pre school, village hall, ancient church and a well regarded community owned pub. Honiton and Axminster provide a good range of amenities together with stations on the London Waterloo line.

The cottage is built of stone beneath a mainly slate roof (likely asbestos) and is full of character. It would now benefit from some updating and has predominantly timber windows. The layout is adaptable and includes a ground floor en suite bedroom, sitting room and dining room both with fireplaces, and a kitchen. On the first floor there are two bedrooms and a family shower room.

Outside there is parking for 2 vehicles, a single garage or car port and a lovely stone barn. The large gardens extend to about 0.36 acres and are bordered by mature hedge banks backing on to open fields. Laid to lawn with intersecting paths, the gardens include a variety of shrubs and trees.

Services: Mains water and electricity. Private drainage via septic tank (not tested). Broadband is not currently connected although could be via Gigaclear at up to 1,000 Mbps, mobile signal outside is variable on EE, O2, Three and Vodafone according to Ofcom.

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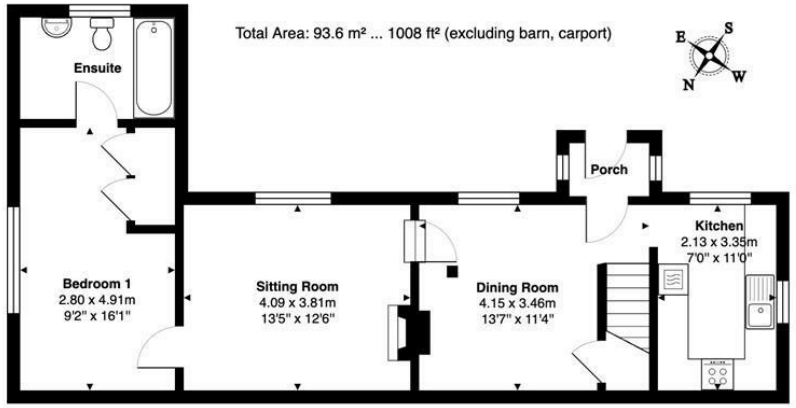
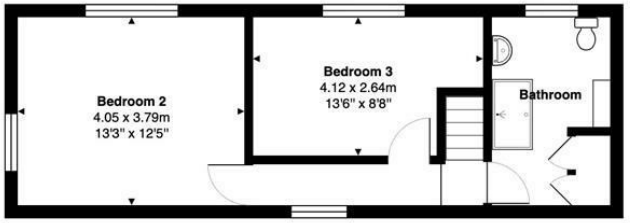
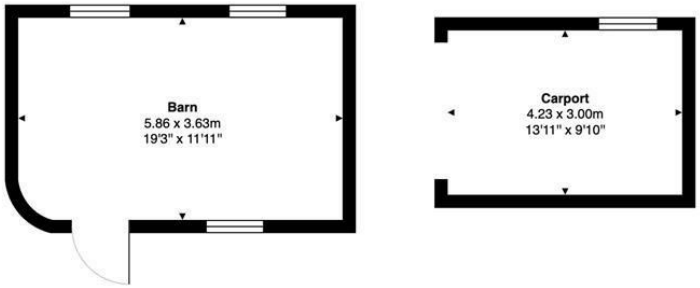
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



Ground Floor
Area: 57.1 m² ... 615 ft²



First Floor
Area: 36.5 m² ... 393 ft²



This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

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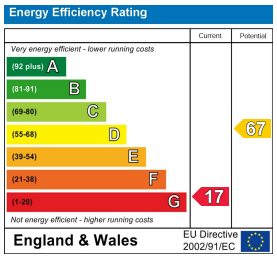

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