

11, The Green

STAGS

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Otterton, Budleigh Salterton, EX9 7HQ

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A charming, partly thatched Grade II listed two-bedroom cottage, situated in the heart of Otterton, with characterful accommodation and an attractive south-facing garden enjoying village views.

- Two bedroom cottage
- South facing garden
- Lovely sun room
- Modern fitted kitchen
- Village location
- Log burner
- Cosy sitting room
- Freehold

Guide Price £325,000

SITUATION

Otterton is a picturesque and highly sought-after East Devon village, situated within the East Devon National Landscape and surrounded by beautiful rolling countryside. The village has a strong sense of community and offers a range of local amenities, including a village shop, public house, church and the renowned Otterton Mill, a working watermill with a bakery, café and craft shop.

The village lies within the picturesque Otter Valley, with delightful walks along the River Otter and through the nearby nature reserve, which is home to a variety of wildlife, including beavers and numerous bird species. The stunning Jurassic Coast, a UNESCO World Heritage Site, is within easy reach, with the nearby coastal destinations of Ladram Bay, Budleigh Salterton and Sidmouth offering beaches, scenic coastal walks and a variety of shops, cafés and restaurants.

The cathedral city of Exeter lies to the west and provides an extensive range of shopping, educational, cultural and recreational facilities. The city also offers mainline railway connections to London Paddington, whilst Exeter International Airport and access to the M5 motorway provide convenient transport links.







DESCRIPTION

11 The Green is a charming, partly thatched Grade II listed cottage, occupying an attractive position within a pretty terrace overlooking the village green in the heart of Otterton. The property retains a wealth of character and period features, complemented by modern conveniences, creating a comfortable and welcoming home. The thatch has recently been combed and had a new ridge.

The front door opens directly into a spacious kitchen, which features a traditional range providing an attractive focal point, together with a range of fitted appliances. The sitting room is a particularly cosy and inviting space, featuring a wood-burning stove, whilst glazed doors lead through to a light-filled conservatory/dining room, providing a pleasant outlook over the garden. Both reception rooms benefit from direct access to the outside space, creating an excellent connection between the house and garden.

On the first floor are two well-proportioned bedrooms, comprising a characterful principal double bedroom and a second bedroom currently arranged with twin beds, which can also be configured as a super king-size double. A family bathroom serves both bedrooms and is fitted with a bath with shower over, wash hand basin and WC.

OUTSIDE

Outside, the property benefits from an attractive, enclosed south-facing rear garden, arranged over a series of terraces. Immediately adjoining the cottage is a seating area, ideal for outdoor dining and relaxation, with steps rising to areas of lawn. From the elevated sections of the garden, there are delightful views across the village towards the church and surrounding rooftops, providing a peaceful setting in which to enjoy the property's attractive village location.

There is unrestricted parking in front of the cottage by the Green

SERVICES

Mains electricity, water and drainage. Electric central heating supplemented by a wood-burning stove.

Fibre broadband is understood to be available at the property.

The cottage has been run as a very successful holiday let for the last 10 years. If new owners wanted to carry this on accounts could be provided. Most furniture and contents could be available by separate negotiation.

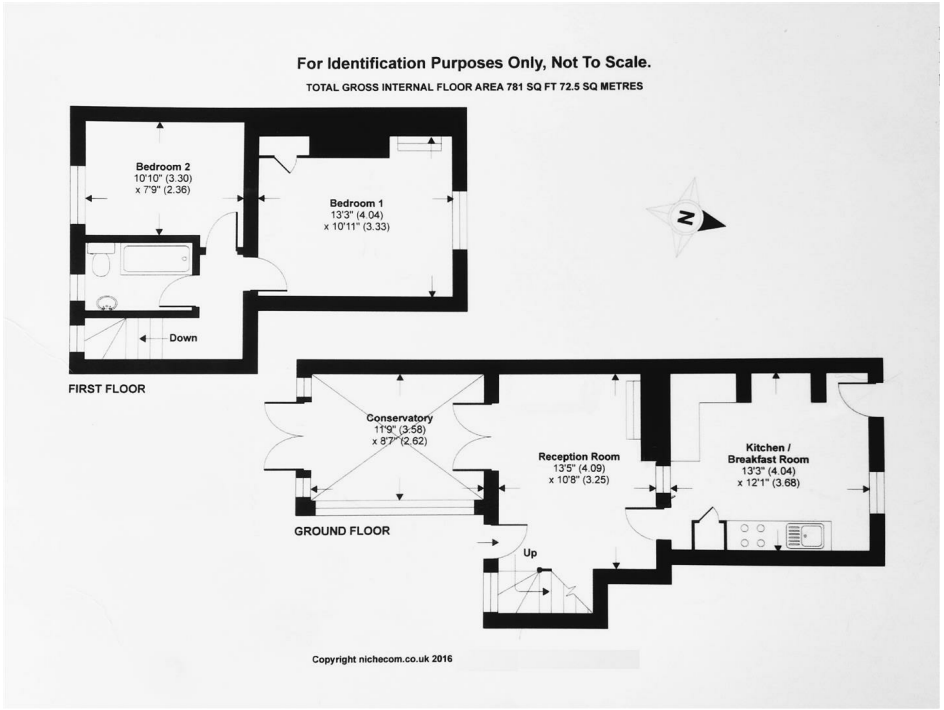






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Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885