



East of **EXE**  
ESTATE AGENTS

Little Holt

Ebford Lane, Ebford £435,000



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This charming detached cottage offers a lot of flexible accommodation of three - four bedrooms, dual aspect reception room, separate dining room and study. Also benefiting from gated off street parking, lovely south facing gardens, master ensuite and family bathroom. Quiet and convenient location with the added potential to extend.

Detached | 3/4 Bedrooms | Reception Room  
| Dining Room And Study  
| Potential 1st Floor Annex | Off Street Parking  
| South Facing Gardens | Master Ensuite  
| Quiet and Convenient Location  
| Potential To Extend

## Approach

Accessed via Ebford Lane via by double gates to the driveway parking space or pedestrian pathway to the garden.

## Lobby

Wooden stable door opens into the lobby with double glazed window to rear over garden. Carpeted stairs to first floor, wall lights, velux window and glazed door into:-

## Kitchen

Range of wall and base units with wood effect work tops over, inset stainless steel one and a half bowl sink and drainer, eye level 'NEFF' oven, 4 ring electric hob and space for stand alone fridge/freezer and under counter dish washer. Door into sitting room and open archway into:-

## Dining Room

Dual aspect room with double glazed windows to side and rear and French doors to side onto courtyard garden. Wall mounted night storage heater, pendant light and glazed door into:-





### Hallway

Pendant light and airing cupboard housing water cylinder.  
Door into:-

### Shower Room

Double glazed frosted window to side. Suite comprising close coupled WC, pedestal wash hand basin, double shower cubicle, tiled walls and floor, extractor fan and ceiling light.

### Sitting Room

Dual aspect room with double glazed windows to front and rear over the pretty south facing gardens. Feature wood burning stove, wooden flooring, Wall mounted night storage heater, ceiling light and doors to downstairs bedrooms.

### Bedroom 2

Two double glazed south facing windows to rear over garden, Wall mounted night storage heater, loft hatch and pendant light.

### Bedroom 3

Dual aspect room with double glazed windows to front and side and pendant light.

### Bedroom 4/ Study

Double glazed window to front and pendant light.

### First Floor Landing/ Utility

Carpeted landing with velux window to front, utliity area with base units, sink and space for under counter washing machine. Switch board, loft hatch, pendant light and doors into eaves storage and master bedroom.

### Master Bedroom

Dual aspect room with double glazed windows to side and rear over the pretty south facing garden. Built in closet, pendant light, beams, electric wall mounted radiator and door into:-

### Ensuite

Velux window to front. Suite comprising close coupled WC, pedestal wash hand basin, bath with shower over, extractor fan and ceiling light.

### Garden

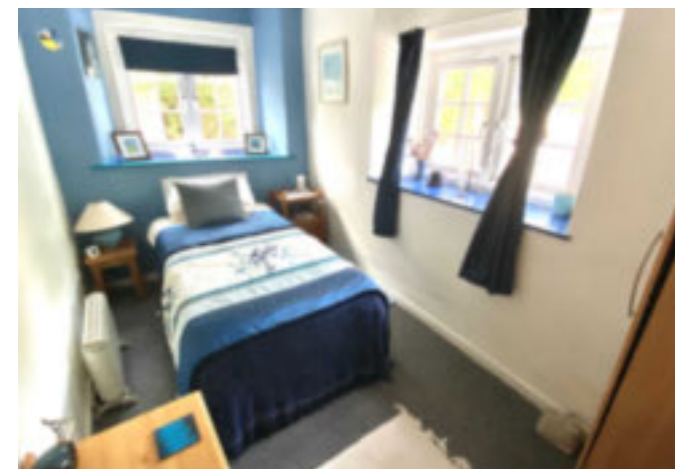
To the rear of the property is the mainly laid to lawn south facing garden with a range of mature plants and shrubs, wooden storage shed, sunken garden area and pedestrian access to ebford lane and courtyard seating area.

### Courtyard

Paved seating area access from the dining room and rear garden with steps leading to:-

### Driveway

Gated driveway parking for 1 car.





TOTAL FLOOR AREA - 1037 sq.ft. (96.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other spaces are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency in the future.  
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