



Port Road, Mamhead, EX6 8HH

Guide Price: £450,000 Tenure: Freehold



Port Road, Mamhead, EX6 8HH

Grade II listed Cottage

- Extended Grade II listed Cottage
- Four double bedrooms
- Set in the peaceful countryside of Mamhead
- Off road parking on driveway
- Large living room with doors onto rear garden
- Attractive level rear garden with large vegetable patch
- Storage outbuildings
- Kitchen with separate utility & pantry
- Dining Room
- EPC - D

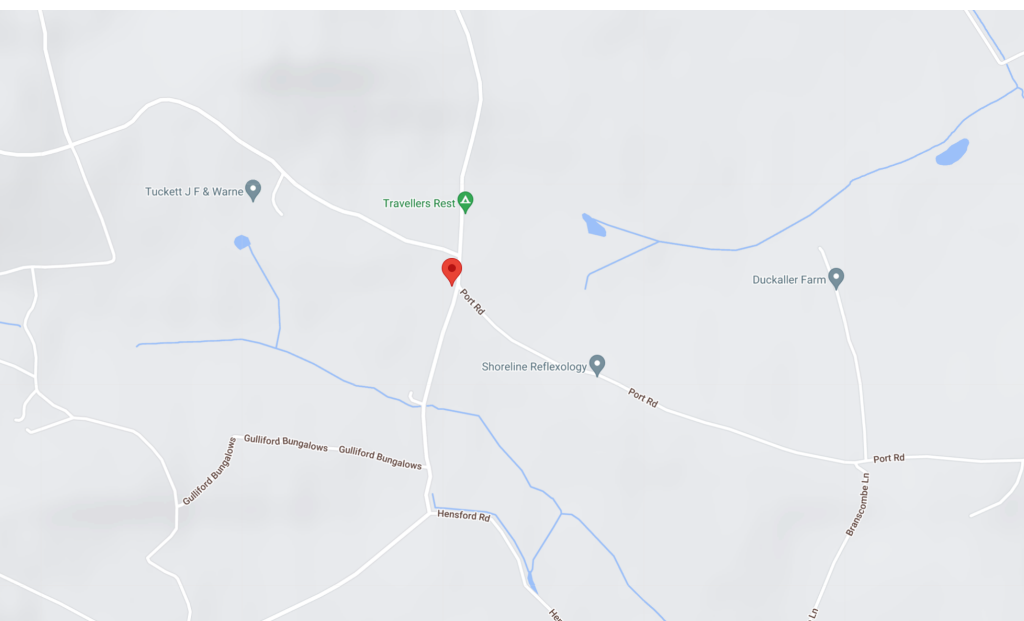


This well presented grade II listed home enjoys period charms with a modern twist. Set within the delightful village of Mamhead and backing onto open fields with extensive rolling countryside views, a viewing is highly recommended to appreciate the size and setting of this property...

Basket Lodge is a unique extended grade II listed house located in the delightful Mamhead village backing onto open fields and extensive views of the rolling countryside. The accommodation briefly comprising; reception dining room, kitchen with separate utility and pantry, good size living room, four double bedrooms with one ground floor bedroom benefiting from a large ensuite bathroom and to the ground floor a further four piece bathroom/WC. The property is set in a delightful location and offers exquisite gardens with a well established vegetable patch, patios and large decked area to enjoy the sunny aspect. The home benefits from large outbuildings for storage, parking to the front for several cars and superb rural views.

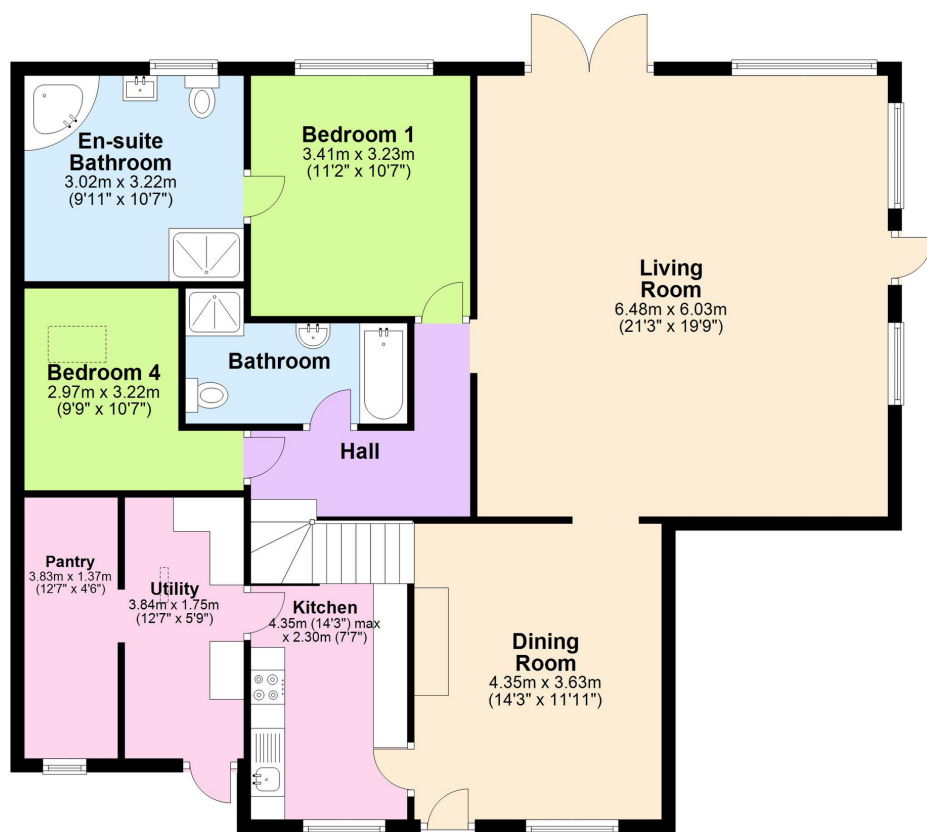


The village of Mamhead is surrounded by unspoilt Devonshire countryside, but is not too far the sandy beaches of Dawlish Warren or south west coastal footpaths. The neighbouring town of Dawlish provides various educational facilities, amenities and a mainline rail link to London Paddington. Nearby Haldon Forest offers 3,500 acres of woodlands for walking, cycling and horse riding, as well as the impressive sensory trail at Mamhead designed to stimulate the senses of all abilities. The village is a short distance away from Sainsburys superstore and from the A38 Devon Expressway providing access to Exeter, Plymouth and the M5.

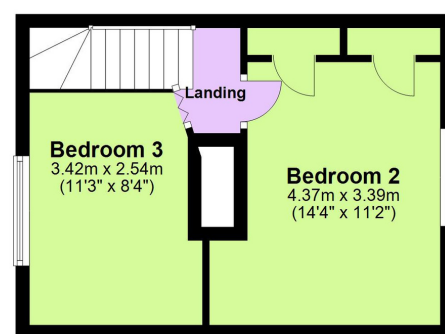


Agent Note;
 Council Tax Band - D
 (01/04/2023 to 31/03/2024
 financial year is £2088.88)
 Oil fired heating (serviced in
 2022)
 Septic tank shared with
 neighbour (last emptied 2022)
 Mains water

Ground Floor



First Floor



Total area: approx. 139.2 sq. metres (1498.4 sq. feet)

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If you are considering selling or letting your home, get in contact with us today on 01626 818212 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. It is your decision if you choose to deal with any of these companies, however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

