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Stonemasons Cottage, 20 King Street
Honiton, EX14 1AF

A beautifully presented attached period cottage close to the town centre.

Honiton High Street 0.2 miles Exeter 16 miles South Coast at Sidmouth 9.5 miles

• Spacious Character Cottage • 3 Bedrooms • E/S & family bath • 2 Reception rooms • Fitted kitchen • Entrance porch/utility • Enclosed private garden • Off road parking •

Guide price £275,000

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SITUATION

Stonemasons Cottage is located on the south side of Honiton within walking distance of the centre of this historic market town which offers a range of day to day amenities and is widely renowned for its specialist antique and book shops. Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site. Communication links are excellent with a direct rail service from Honiton Station to London Waterloo whilst the A30 provides quick and efficient road access to the cathedral city of Exeter, some 16 miles to the west and junction 29 of the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton,

the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.

DESCRIPTION

Stonemasons Cottage has been imaginatively and lovingly refurbished creating a most attractive and comfortable character cottage in a convenient location. A double aspect porch is a welcoming space whilst cleverly concealing within bespoke units a washing machine and tumble dryer, with further cupboard for laundry basket and boot store. A glazed door opens to the well proportioned dining room with fireplace (currently not used), with reclaimed pine floor, and deep storage cupboards. The stylish kitchen is fitted with a range of white gloss base units and drawers under solid bleached oak worktops with chunky



open shelves. There is a dishwasher, space for a range cooker, and there is a fully glazed door to the garden.

The sitting room is a gorgeous room with fireplace fitted with wood burning stove, full height windows and glazed door to the garden.

The first floor rooms are accessed from a light and airy landing with loft hatch and drop down ladder. There are three bedrooms, the principal being a very generous double aspect room with deep wardrobes and views. The second bedroom has an en-suite shower room, and views over the garden. Bedroom 3 is a smaller double room with outlook to the rear.

OUTSIDE

The fully enclosed and secure garden is to the front of the property, with a lock-up tool shed and an attractive potting shed with glazed window front. A delightful deep and well stocked herbaceous border

can be appreciated from the sitting areas on the terrace and deck, and although not large, there is an area of lawn. There is off road parking for up to three cars to the front of the property, by the front entrance.

SERVICES

All mains services connected. Gas central heating.

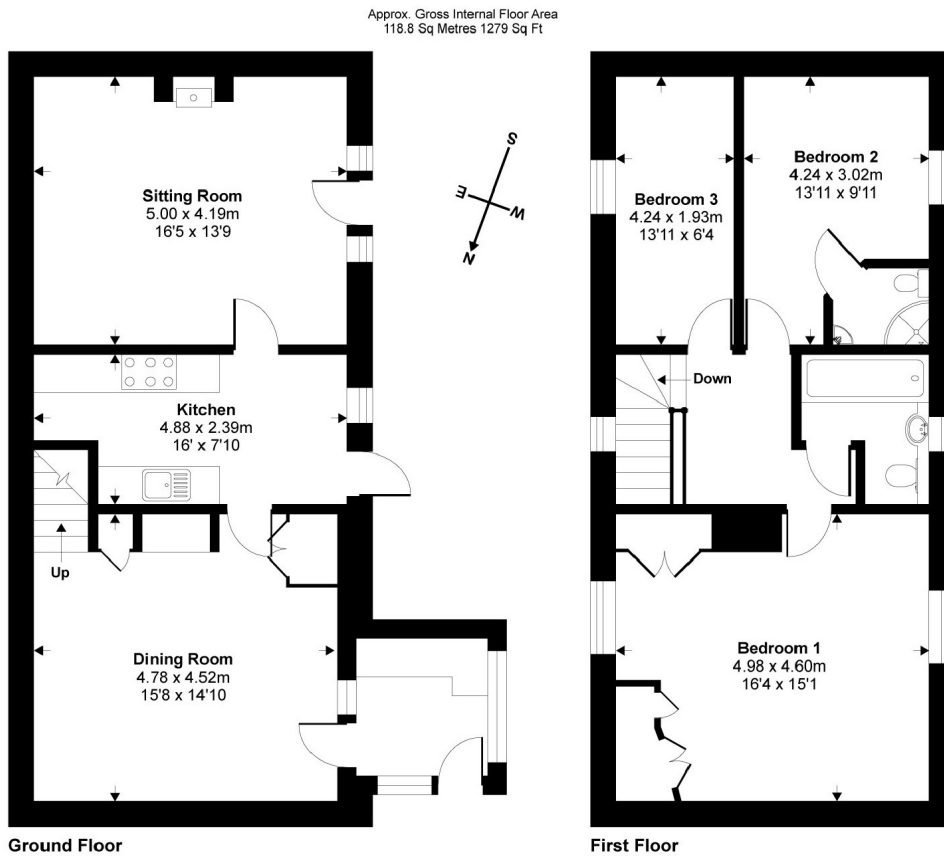
DIRECTIONS

From Honiton High Street, turn in a southerly direction on New Street, towards the station. Take the first right into King Street and proceed for about 500 yards and the property will be found on the corner and set back on the left.

VIEWING

Strictly by appointment with the agents, Stags, Honiton, 01404 45885.





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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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