Titford Bridge Cottage
A delightful country home in a picturesque setting amidst 1.18 acres with detached garage and studio/annexe

- Character home
- 4 Bedrooms, 2 bath/shower
- 3 Reception rooms
- Double Glazed Conservatory
- Farmhouse Style Kitchen
- Photovoltaic Panels
- In need of modernisation
- Detached Garage with Studio Annexe over
- 1.18 Acre Gardens

Guide price £580,000

**SITUATION**

Idyllically nestled within mature tree lined gardens, Titford Bridge Cottage is one of a group of three properties peacefully situated just half a mile along a country lane from the A373 and the popular village of Awliscombe. Supported by an active local community, Awliscombe is host to a well-regarded primary school, public house and village hall.

The market town of Honiton lies approximately 3 miles to the south east, offering a comprehensive range of amenities in addition to a direct rail service between Exeter and London Waterloo and excellent road links via the A30/303. The M5 at Cullompton (Junction 28) is an straightforward journey of approximately 9 miles to the North.

**DESCRIPTION**

Titford Bridge Cottage is a charming detached cottage of period origins having been sympathetically extended to provide a comfortable and character 4 bedroom family home in the most picturesque of settings. As its name suggests, the property is situated alongside a bridge over the river Wolf, a small waterway which meanders its way southwards along the length of the gardens forming an idyllic East boundary.

In need of some modernisation, the house offers generously proportioned accommodation with the majority of rooms enjoying a warm south easterly aspect and private outlook over the delightful gardens and grounds. The ground floor features three reception rooms, both Sitting and Family Rooms with open fireplaces and the comfortably sized Dining Room leading through to a PVCu double glazed Conservatory overlooking the gardens. The Kitchen/Breakfast Room is fitted in antique farmhouse pine with ceramic sink and electric Rayburn Range ingeniously part fuelled by photovoltaic roof panels. On the first floor are 4 double bedrooms, two with dressing areas and all served by a beautifully styled family bathroom and separate shower room. Oil fired central heating throughout is supplemented by the aforementioned Rayburn and open fires and complemented by PVCu double glazing.

**OUTSIDE**

A gated driveway provides access from the lane past the rear of the cottage and around to a detached two storey coach house style garage/workshop. With garaging and adjoining car port below, above is a spacious studio apartment with open plan Living/Kitchen/Bedroom and separate shower room providing annexe facilities to the house with potential for holiday/letting income. A particular feature of the property are the private and enclosed gardens and grounds, offering a combination of lawns, cottage borders, kitchen garden, woodland and amenity space complete with timber stores/outbuildings.

**SERVICES**

Mains electricity and water. Private drainage. Oil central heating.

**VIEWING**

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

**DIRECTIONS**

From the town of Honiton, take the A373 in a northerly direction towards Cullompton. After passing through the village of Awliscombe, turn right signed to Wolverstone at Godford Cross. Follow this road for approximately half a mile and the gated driveway to the property will be found on the left hand side immediately after crossing the small stone river bridge.
Titford Bridge Cottage
Awliscombe, Honiton, Devon, EX14 3PS

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