



Fletchers Cottage



# Fletchers Cottage

Combe Raleigh, Honiton, Devon, EX14 4TG

Honiton 1.3 miles Sidmouth 11 miles

Spacious home with wonderful views,  
annexe potential & grounds approaching  
1 acre.

- 3,962 sq ft (368 sqm)
- 5/6 Reception rooms
- 5/6 Bedrooms (4 bath/shower)
- Garage & parking
- No near neighbours
- 33' Sitting room
- Potential to form annexe, STP
- Approx 0.91 acres (0.37 Ha)

## Offers In Excess Of £700,000

### SITUATION & DESCRIPTION

Located part way along a no-through road, a short walk into the village and minutes from Honiton, the property occupies a delightful rural situation. The house has been in the same family since the 70's and has been significantly extended and improved over the years, with both character and modern features the accommodation has the scope for multi-generational living.

Combe Raleigh is a lovely community, with a church and village hall, lying on the southern edge of the Blackdown Hills, AONB. Honiton offers a good range of everyday shopping, banking and educational services, including primary and secondary schooling. There are good road and rail communications with the A30 at Honiton providing an easy link to Exeter. Mainline rail links to London are available at Honiton (Waterloo) and Taunton (Paddington).



## ACCOMMODATION

As shown on the floor plan the generous accommodation extends to nearly 4,000 sq ft (368 sqm) with an adaptable layout there is scope for an annexe/self-contained cottage, subject to the necessary consents.

The oldest part of the house has two reception rooms (one with inglenook), with the breakfast room, kitchen and utility to the side and on the first floor are two lovely bedrooms as well as a family bathroom.

Attached via the 'dining room', the newer part of the house has large generous rooms with a 33' double aspect sitting room and feature stone fireplace with wood burner as well as a bar/utility. There is a library, store, large downstairs shower room and the study which looks out over the gardens to the rear.

On the first floor the double aspect master bedroom has a dressing room and en suite shower room. There is a family bathroom, and two further bedrooms, the largest of which opens to a kitchenette in turn with a door to the outside and a raised deck linked back to the garden.

## GARDENS & GROUNDS

Extending to 0.91 acres (0.37 ha) in all, the grounds back on to open farmland and woodland. South of the house, the near level lawns are surrounded by mature hedge/tree lined boundaries and climb gently through a small orchard into a copse of trees. To the rear is secluded patio, whilst north of the house there is a former kitchen garden with greenhouse and shed.

Across the no-through road, is the parking area and two garages, (one 38' long, the other 18') as well as a further area of amenity land.

## SERVICES

Mains electric and water. Private drainage. Oil fired central heating.

## DIRECTIONS

PLEASE DO NOT FOLLOW THE POSTCODE.

Coming from the A30, follow the signs north to Dunkeswell. After going over the hump back bridge, take the left turn to Combe Raleigh. Come down into the village over the stream follow road round to left going uphill, turn right in front of church, leaving the church on your right. Continue for approximately ¼ mile and the parking is on your right.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	33	63
England & Wales		
EU Directive 2002/91/EC		

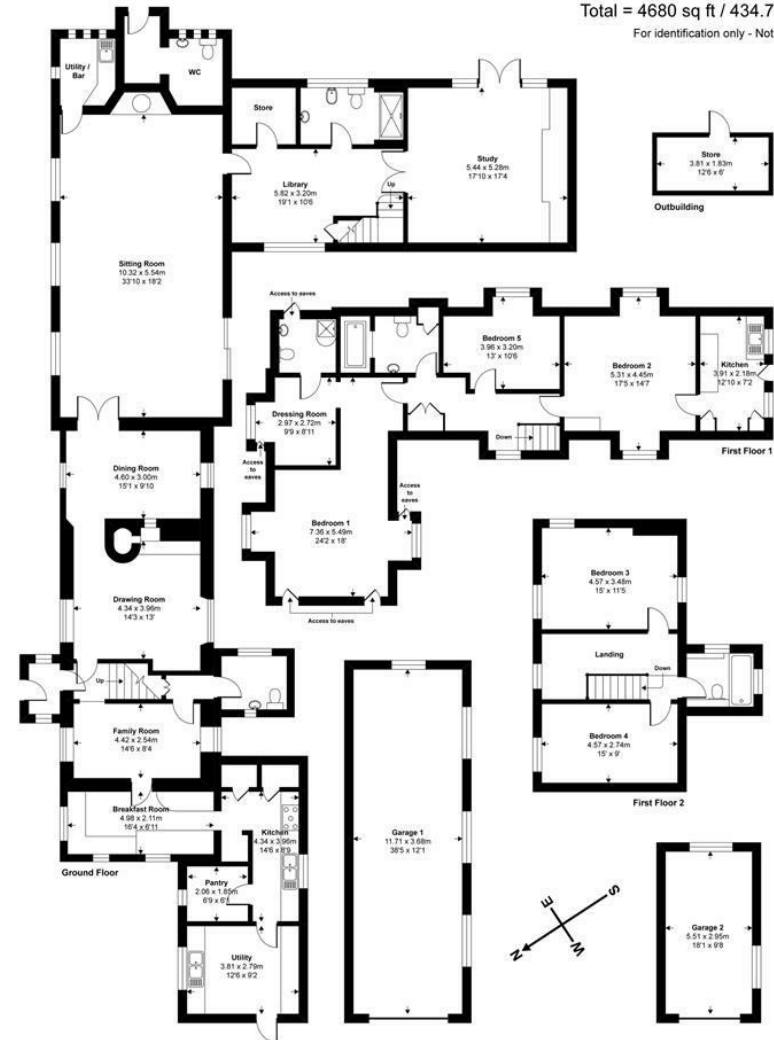
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 3962 sq ft / 368 sq m (excludes external wc)  
Garages = 643 sq ft / 59.7 sq m  
Outbuilding = 75 sq ft / 6.9 sq m  
Total = 4680 sq ft / 434.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2020. Produced for Stags. REF: 602035



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