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Waterhayne Cottage

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Yarcombe, Honiton, Devon, EX14 9AX



Exeter 24 miles  
Taunton 12.5 miles  
Honiton 8.3 miles

**Refurbished family home  
with beautiful views over the  
Blackdown Hills.**

- 3 double bedrooms (1 en suite)
- Recently refurbished
- Kitchen with Aga
- Lounge with inglenook fireplace
- Rural yet accessible village location
- Glorious countryside views
- Garage and parking

**Offers in excess of  
£375,000**

## SITUATION

Waterhayne Cottage enjoys a rural setting adjoining open countryside on the edge of the village of Yarcombe. Yarcombe has an active community centred around the parish church and village hall from which many clubs and events are held, including photography and sports clubs, and annual flower show and terrier racing. Located in the Blackdown Hills, an area of outstanding natural beauty, there are many foot and bridle paths to enjoy.

Nearby Honiton provides most day to day amenities, schooling and a train station on the London Waterloo line.

Taunton to the north and Exeter to the West both offer a wide range of shopping and leisure facilities, private and state schools as well as rail links to London Paddington and access to the M5

The Jurassic Coast is a reasonable drive away, where the resorts of Sidmouth and Lyme Regis can be found along with the charming fishing villages of Beer and Branscombe.

## DESCRIPTION

Refurbished and extended by the current owners, Waterhayne Cottage presents a lovely, well proportioned family home surrounded by the Blackdown Hills. On the ground floor there is the sitting room with inglenook fireplace and wood burning stove. The kitchen breakfast room features light units under oak worktops, and electric Aga; adjoining the kitchen is the light, bright garden room. The vendors have extended the eastern part of the house incorporating the single garage and creating a study, utility and entrance lobby. The garage presents further opportunity for development, subject to consents.

Upstairs there are three double bedrooms, one with en suite shower room, and another with built in storage. Also on the first floor is a family bathroom. A large loft space presents further potential, subject to consents.

## OUTSIDE

The property is approached over a tarmac driveway leading to a generous turning area with parking for several cars. Predominantly laid to lawn the gardens are set to the front of the property interspersed with mature shrubs and borders. There is a vegetable patch, green house and stores. The sunny raised terrace to the front of the property and patio area off the garden room are lovely spots from which to entertain and enjoy the glorious panoramic views of the surrounding countryside.

## SERVICES

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

## VIEWING

Strictly by appointment with Stags Honiton 01404 45885.

## DIRECTIONS

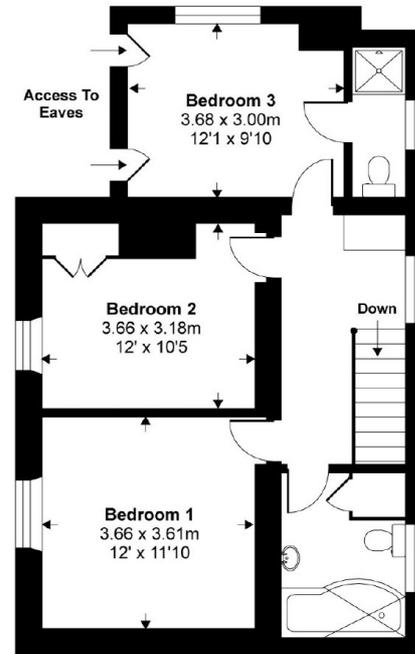
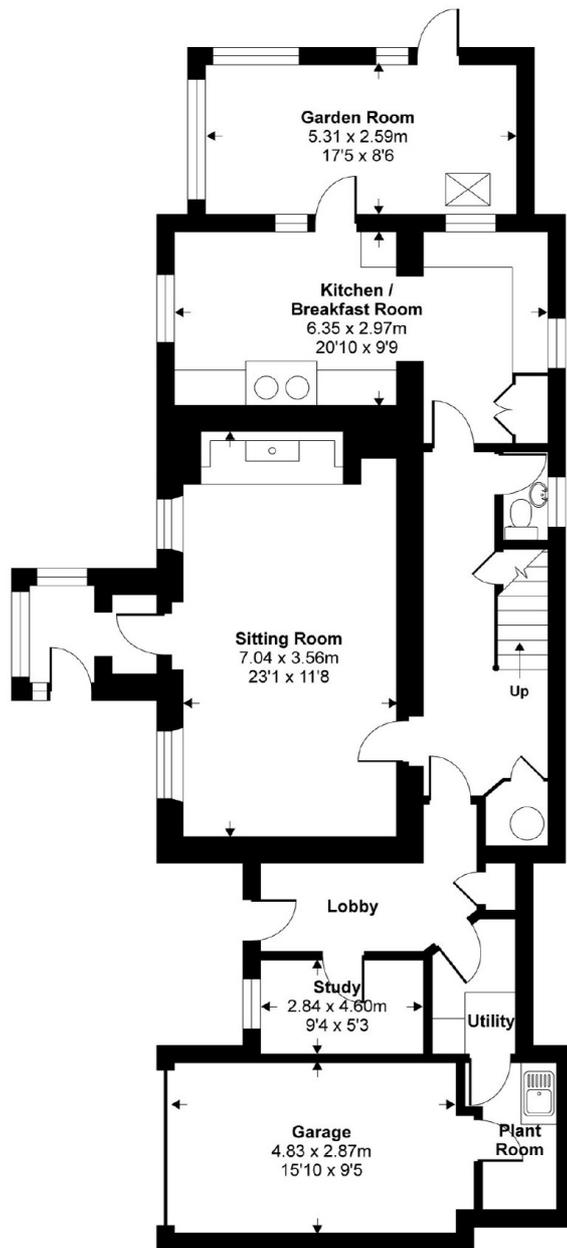
From Honiton proceed easterly on the A30 and after approximately 5 miles turn right sign posted Chard. Proceed along this road down the hill entering the village of Yarcombe. Follow the road out of the village continue up the hill passing Yarcombe Baptist Church, Waterhayne Cottage will be the next property on the left.



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Approx. Gross Internal Floor Area  
1949 Sq Metres 181.1 Sq Ft (Includes Garage)



Ground Floor

First Floor

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

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



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
	(81-91) <b>B</b>				(81-91) <b>B</b>		
	(69-80) <b>C</b>				(69-80) <b>C</b>		
	(55-68) <b>D</b>				(55-68) <b>D</b>		
	(39-54) <b>E</b>				(39-54) <b>E</b>		
	(21-38) <b>F</b>				(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		61	78	<b>England &amp; Wales</b>		56	74
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

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