



St Mawnan



St Mawnan

17 Lower Church Street, Colyton, EX24 6ND

Colyton Grammar School 1 mile; Seaton 3 miles; Axminster Station 5 miles; Lyme Regis 7 miles

A charming and deceptively spacious four-bedroom cottage that could equally serve as a permanent residence, second home or letting property.

- 4-bedroom cottage
- Perfect holiday home or letting property
- Easy access to local amenities, coast and countryside
- Walking distance to the renowned Colyton Grammar School
- Delightful country and town views
- Attractive, secluded & enclosed courtyard garden

Offers In Excess Of £300,000

SITUATION

The small and historic market town of Colyton is situated in the heart of the rolling East Devon countryside, beside the join of the Rivers Axe and Coly, and about a mile to the north of the main coast road. The town centres on its active Market Square and contains many notable period houses and cottages, ranging from Tudor merchants houses to Georgian town houses and the church of St. Andrew, with its octagonal lantern tower.

The town possesses an excellent selection of local facilities, including post office, shops, pubs, restaurants, bank, library, health centre and the nationally renowned Colyton Grammar School. There is an excellent local community including many clubs and sports, and within very easy reach to the south is the spectacular East Devon coast, known as the Jurassic Coast, designated a World Heritage Site, and including such well known seaside towns and villages as Lyme Regis, Seaton, Branscombe, Beer and Sidmouth. There are many beautiful walks, both along the coast and also around the surrounding countryside.

There is easy access to the A303 leading towards London, via Honiton and the A30. To the north of Honiton there is access onto the M5 motorway at Junction 26 (Taunton). Accessed via the A3052 to the west is the university and cathedral city of Exeter, where there are stations with mainline rail to London (Paddington), access onto the M5 motorway and an international airport. At Axminster is a railway station to London (Waterloo).

DESCRIPTION

St Mawnan is a deceptively spacious and charming terrace cottage in an excellent decorative order throughout. The property has been tastefully developed over the years creating versatile and comfortable accommodation whilst retaining the charm of the original house with its traditional fireplaces, exposed timbers, deep window cills and original timber doors. Due to the location and presentation, the property would make a beautiful holiday home, letting property or permanent residence. A noteworthy mention are the views overlooking the countryside to the rear and the impressive Grade I listed St Andrew's Church to the front.



ACCOMMODATION

Front door leading to entrance hallway with large built in storage cupboard with shelving, gas meter and space for coats and footwear. The living room has a delightful aspect over the front of the property with views of St Andrews church. Feature fireplace with cast iron inset and timber surround, tiled hearth and mantel over. The kitchen/dining room is well-fitted with an array of base and wall units complete with a solid wood worktop. Fitted Belling range cooker with 4 hobs and 2 ovens, one and a half bowl sink unit, plumbing for dish washer, space for double fridge freezer and attractive tiled flooring. Storage cupboard with power and light and stairs to the first floor. The utility room is conveniently positioned between the kitchen/dining room and back door with plumbing for automatic washing machine, space for dryer and cold water tap.

To the first floor there is a superb landing area with stunning views across the town to countryside beyond. The principal bedroom is an excellent size with ample space for storage and a charming cast iron fireplace. The bedroom enjoys delightful views directly overlooking St Andrews church. The smaller bedroom on the first floor is a decent size and would work very well as a study or home office. The family shower room is well-fitted with a white suite comprising large shower with glazed screen, wash hand basin with cupboard below, low level WC, large period style chrome heated towel rail/radiator. Extractor, high gloss tiled floor, tiled walls throughout.

To the second floor there are a further two bedrooms and a cloakroom. Both bedrooms are doubles with the bedroom to the rear of the property enjoying exceptional views across the town and countryside. The cloakroom is fitted with white suite comprising wash hand basin, low level WC, fitted shelving, velux window.

OUTSIDE

The charming walled courtyard garden is fully enclosed and is a sun trap that provides the perfect spot for outdoor relaxation and al fresco dining. Covered drying/storage area with Perspex roof.

PARKING

Unrestricted parking is available in Lower Church Street with a local car park also available within a 5 minute walk (annual permits approx. £134)

SERVICES

All mains services. Gas fired central heating. uPVC double glazing throughout.

AGENT'S NOTE

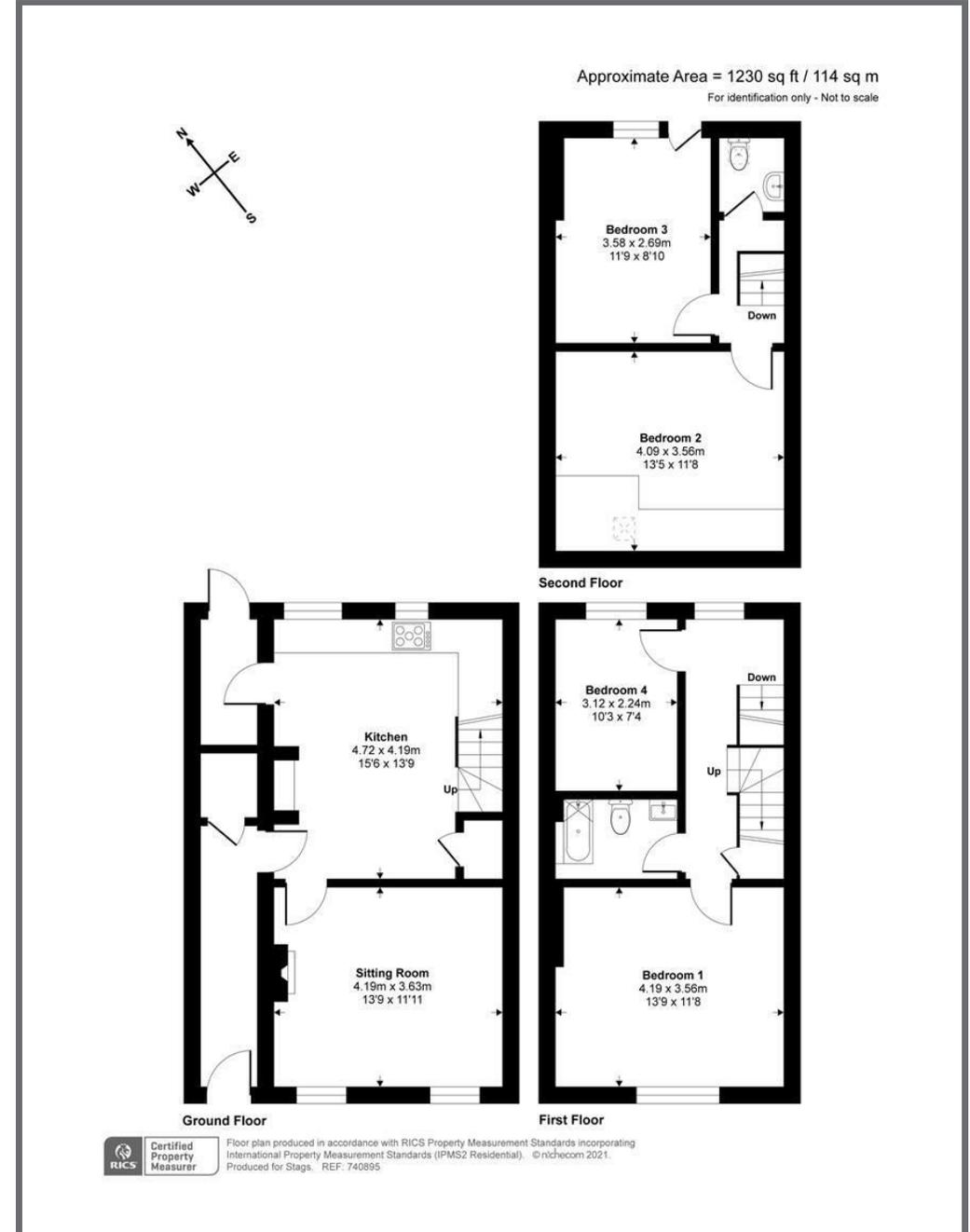
The property has a flying freehold with the neighbouring property. We understand this to be less than 10% of the total floor area.

DIRECTIONS

From the centre of Colyton head out of town along Dolphin Street and turn left onto Lower Church Street opposite The Kingfisher Public House. After 80 yards the property will be on your right.



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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