



Holly Cottage



Holly Cottage

, Colyton, Devon, EX24 6NL

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Beautifully presented 1600s thatched cottage situated in a popular area, within easy reach of the centre of Colyton.

- Grade II Listed
- Period Property
- Fitted Kitchen
- Three Double Bedrooms
- Freehold
- Town Location
- Two Reception Rooms
- Bathroom / En-suite Shower Room
- Charming Garden
- Council Tax Band: D

Guide Price £450,000

Colyton has a rich historical heritage with many interesting buildings dating back as early as the 14th century and which offers a surprising range of day to day amenities which includes shops, primary school, the renowned Colyton Grammar School, terminus for the Colyton/Seaton tramway, Post Office, health centre, pubs, restaurants and beautiful parish church of St Andrews.

The coast at Lyme Regis, with its famous Cobb and bay with other resorts at Seaton, Beer and Branscombe, are all within a short distance. There is a main line station on the London Waterloo line at Honiton and Axminster. Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty.

Holly Cottage is an attractive Grade II listed thatched property, offering well-presented and characterful accommodation which has been improved by the current owners. The property retains a number of period features, including exposed beams and a feature fireplace, while combining these with modern fittings suited to contemporary living.

The accommodation is well arranged, with a spacious sitting room enjoying a fireplace and character features. The kitchen/dining room is fitted with a modern range of units and overlooks the garden, providing a pleasant outlook. A useful cloakroom completes the ground floor. On the first floor there are three double bedrooms, served by a bathroom, separate shower room and an additional WC, offering practical and flexible arrangements for family occupation.

The property is approached into a well-established garden of a good size, laid out to provide an attractive and private setting. A decking area adjoins the house and provides an ideal space for outdoor seating and entertaining. The garden is well stocked with a variety of shrubs and borders, creating interest throughout the year and enjoying a particularly pleasant outlook.

In addition, there is the benefit of a garage, providing useful storage or parking.

Mains water, electric and drainage. Gas central heating. Good outdoor mobile signal. Standard and Superfast broadband available within the property (Ofcom 2026).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(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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Approximate Area = 1252 sq ft / 116.3 sq m
 Outbuilding = 125 sq ft / 11.6 sq m
 Total = 1377 sq ft / 127.9 sq m
 For identification only - Not to scale

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1437755