



Cosy Neuk



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, Honiton, Devon, EX14 9LQ

What3Words: ///letters.salad.handover

Unique 2 bed timber bungalow in just under 3 acres of meadow with glorious views

- Far reaching views
- Blackdown Hills
- 2 bedrooms
- Gently sloping meadow
- Freehold
- No near neighbours
- Timber bungalow
- Garden with mature trees
- 2.82 acres
- Council Tax Band D

Guide Price £500,000

Set within the Blackdown Hills National Landscape, the property enjoys a wonderfully private and elevated rural position with far reaching views across the surrounding countryside. The nearby village of Stockland lies within easy reach, whilst the market towns of Honiton and Axminster provide a comprehensive range of amenities together with mainline rail connections.

This unique timber frame and clad bungalow sits beneath an asbestos tiled roof, offering charming and well presented accommodation, having been thoughtfully refurbished by the current owners over the past 15 years. Improvements include redecoration throughout, together with a refitted kitchen and bathroom and updated electric heating and hot water systems. The property retains a light and comfortable feel, with accommodation comprising a reception hall, sitting room, kitchen, two bedrooms and a bathroom. A covered veranda provides an attractive entrance and a pleasant space from which to enjoy the outlook

The property is set within attractive gardens and grounds which form a particular feature, extending to approaching 3 acres. The gardens surround the bungalow and are interspersed with a variety of mature trees and shrubs, leading to gently sloping meadow pasture which enjoys vehicular access. A useful machinery store provide further practical space.

Mains water & electricity. Private drainage. Electric heating and hot water systems. Although not connected fibre broadband via gigaclear is available, mobile signal is good outdoors (Ofcom).





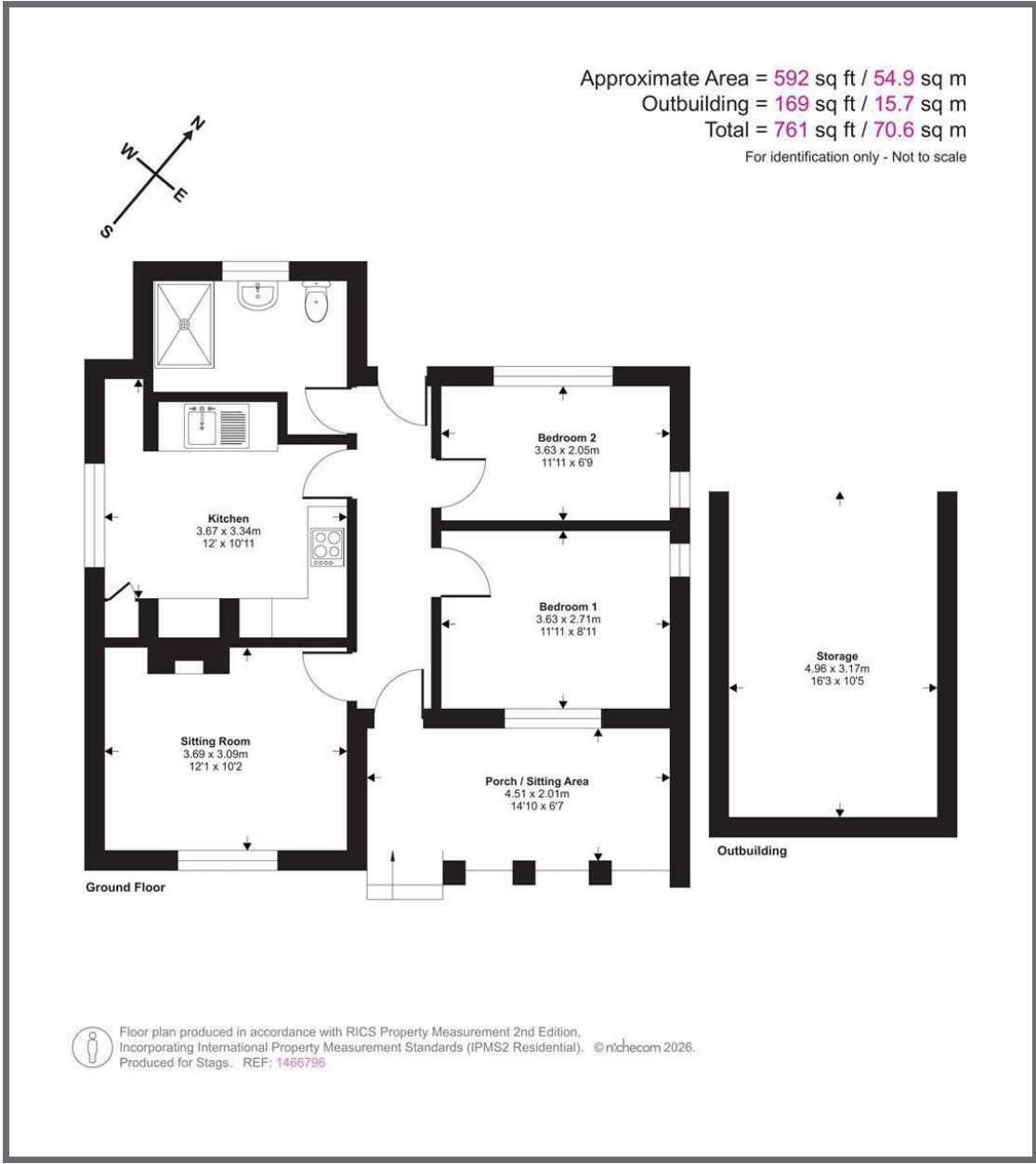
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885



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