

STAGS

1 Spence Cross,

1 Spence Cross,

Payhembury, Honiton, Devon EX14 3JH

Ottery St. Mary: 4.6 miles Honiton: 5.1 miles Sidmouth: 11.3 miles

A charming cottage set in a rural position of just over 3/4 of an acre with far-reaching countryside views. Highlights include a country-style kitchen diner, spacious sitting room with log burner, three generously sized double bedrooms and ample off-road parking.

- End of terrace cottage
- Woodburning stove
- 0.79 acre gardens
- Garage & Driveway
- Freehold
- Three double bedrooms
- Country kitchen/diner
- Countryside views
- EPC C
- Council Tax Band D

Guide Price £575,000







SITUATION

The property is set in a rural position, a short distance from the village of Payhembury with a pub, church, primary school and community shop. The local vicinity is quiet and unspoilt, with gentle hills and valleys, creating a beautiful rural setting. The larger nearby village of Feniton has a range of facilities including a station on the Waterloo line. Readily accessible to the south is the small town of Ottery St Mary, the town has a range of useful facilities including the renowned The Kings School.

Honiton to the south east, offers a good range of amenities with its selection of independent shops and a twice weekly market. The Cathedral City of Exeter lies to the west with a comprehensive array of retail and leisure facilities. The M5 is easily accessible at J28 (Cullompton), providing great links to Cornwall to the south and Bristol and London to the north and east. There are regular rail services to London Paddington from Tiverton Parkway and Exeter International Airport provides a number of domestic and international flights.

DESCRIPTION

1 Spence Cross has been thoughtfully renovated by the current owners, offering a blend of spacious and characterful living spaces throughout. A welcoming entrance hall that flows seamlessly into the stunning kitchen/diner and leads on to the inviting sitting room. The triple-aspect kitchen diner enjoys panoramic views of the surrounding countryside and is well-equipped with a range-style electric cooker, Belfast sink, and a charming dining nook. The sitting room, the heart of the home, is centred around a cosy log-burning stove, with exposed stone and timbers adding to the property's rustic charm. A well-positioned office at the rear of the cottage enjoys the tranquil rural outlook, alongside a stylish family bathroom.

On the first floor are three generously proportioned double bedrooms, each boasting fantastic rural views. A modern shower room, featuring a large walk-in shower, serves this floor.

OUTSIDE

Set within approximately 0.79 acres, the gardens of this property provide a serene and private retreat. Predominantly laid to lawn, the grounds are enhanced by a variety of mature trees that offer seclusion, while much of the garden enjoys breathtaking views of the surrounding countryside and farmland. A spacious patio, conveniently located just off the kitchen, is an ideal spot for al fresco dining, with multiple other tranquil spots throughout the garden perfect for relaxation.

The property also benefits from a detached garage, offering outdoor storage space. To the front, a gravelled driveway provides easy maintenance and ample off-road parking.

SERVICES

Mains water and electricity. Private drainage via a sewerage treatment plant (shared with neighbouring properties). Oil-fired central heating.

Standard broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Honiton, turn onto Dowell Street (A373) and continue along this road for approximately 3.7 miles. At the junction turn left and follow this lane for 1.2 miles and you will find the entrance to Spence Cross on the right-hand side.



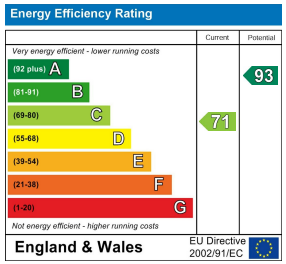




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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

honiton@stags.co.uk

01404 45885

