

Ham Cottage Station Road

STAGS

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Newton Poppleford, Sidmouth, Devon, EX10 0ES

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Characterful two-bedroom thatched cottage with substantial barn/workshop and impressive, well-established gardens.

- Two bedroom thatched cottage
- Dining room
- Large workshop/barn
- Countryside views
- Council Tax Band C
- Large living room with log fire
- Modern fitted kitchen
- Impressive large mature gardens
- Grade II* Listed

Guide Price £245,000

SITUATION

Newton Poppleford offers a good range of day-to-day amenities including a Post Office, pub, primary school, hairdresser, and historic parish church. The village is served by regular bus routes providing access to Sidmouth, Budleigh Salterton, Exmouth and Exeter.

The nearby Regency town of Sidmouth is known for its beaches, coastal walks, and annual folk festival. As part of the Jurassic Coast UNESCO World Heritage Site, the town also offers a range of shops, including a Waitrose, and both state and independent schooling.

To the west, Junction 30 of the M5 provides easy access to Exeter and beyond. Exeter offers a full range of facilities including national rail links to London (Waterloo and Paddington) and flights from Exeter International Airport.

DESCRIPTION

This charming thatched cottage beautifully combines traditional character with modern comforts, offering a warm and inviting home full of period features.

The generously proportioned living room is rich in character, with exposed timber beams and a log burner creating a cosy and welcoming atmosphere. At the heart of the home is a delightful country-style dining room, complete with an attractive open fireplace, providing the perfect setting for family meals and entertaining guests.

The recently refitted kitchen has been thoughtfully designed and finished to a high standard, featuring contemporary units, integrated appliances and a practical layout that complements the cottage's traditional charm.

Upstairs, the property offers two well-proportioned bedrooms and a family bathroom.

Further improvements include the thatched roof having recently been re-dressed and finished with a new ridge, helping to preserve the cottage's character and appeal. Secondary glazing with acoustic glass has also been installed to the front of the property, providing enhanced sound insulation while retaining the charm of the original windows.

OUSIDE

The property sits within generous, well-tended gardens that enjoy views towards the surrounding countryside. Mostly laid to lawn, the gardens feature, established borders, and a variety of seating areas that make the most of the setting.

A key feature is the large detached barn/workshop, providing excellent storage or potential for future conversion, subject to the necessary planning consents.

SERVICES

All main services connected. Gas central heating. Standard, superfast and ultrafast broadband available. Mobile signal likely outside with all major networks (Ofcom, 2025).

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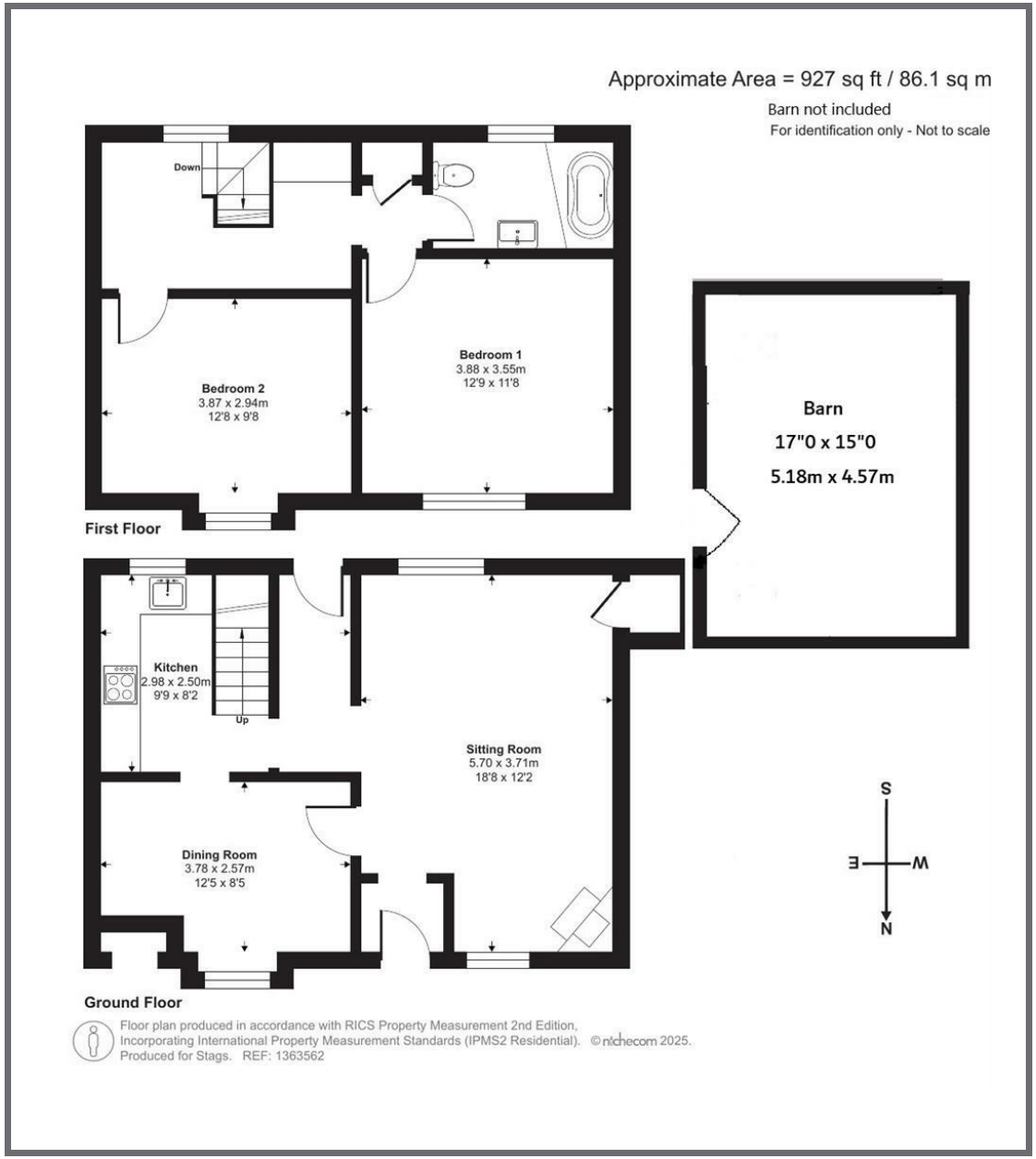

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Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk
01404 45885