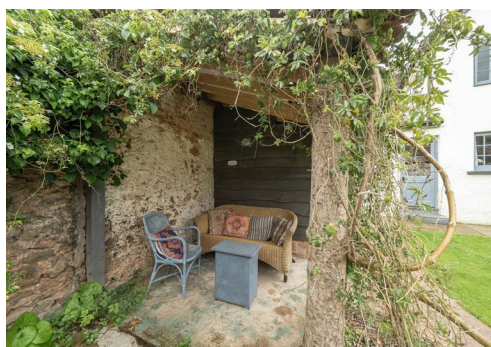




Spinning Wheel

Spinning Wheel, 4 Fore Street, Otterton, Budleigh Salterton, EX9 7HB



What 3Words ///lions.kennels.elevates

Beautifully restored and improved
Grade II listed cottage in the heart
of the village.

- Recently renovated
- Wonderful character
- 3 bedrooms (1 en suite)
- Sitting room with woodburner
- Kitchen/breakfast room
- Side and rear garden
- Outbuilding
- Grade II listed
- Freehold
- Council tax band D

Guide Price £450,000

SITUATION

Otterton is a delightful and historic village designated conservation area and positioned within the East Devon National Landscape between Sidmouth and Budleigh Salterton.

The coastal village offers a range of facilities including primary school, church, village hall, community shop along with the renowned Kings Arms public house and popular Otterton Mill which houses a Craft Centre, Bakery & Restaurant. Spinning Wheel is just 3 miles from Budleigh seafront, and there is a regular bus service from the village to Sidmouth, Budleigh Salterton and Exmouth. The world heritage Jurassic coastline lies within half mile of the village and the nature reserve at the mouth of the River Otter, famous for its wide variety of bird life, is only about a mile away.

The Cathedral City of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter Airport.

DESCRIPTION

This charming Grade II listed cottage has been thoughtfully refurbished by the current owners, carefully preserving its character while introducing modern comfort. Particular attention has been given to the integrity of the cob and stone walls, alongside the renewal of the thatched roof. Internally, the property showcases impressive period features including a striking heavily beamed and quartered ceiling.

The principal reception room is

generously proportioned and centered around an attractive fireplace with wood burning stove, complemented by window seats and timber block flooring. To the rear, the kitchen and breakfast room has been stylishly refitted with a range of semi free standing units and enjoys a pleasant outlook across the garden.

On the first floor there are three well proportioned bedrooms, with two positioned to the front and one to the rear, the latter benefiting from an en suite shower room. A separate family bathroom serves the remaining accommodation.

OUTSIDE

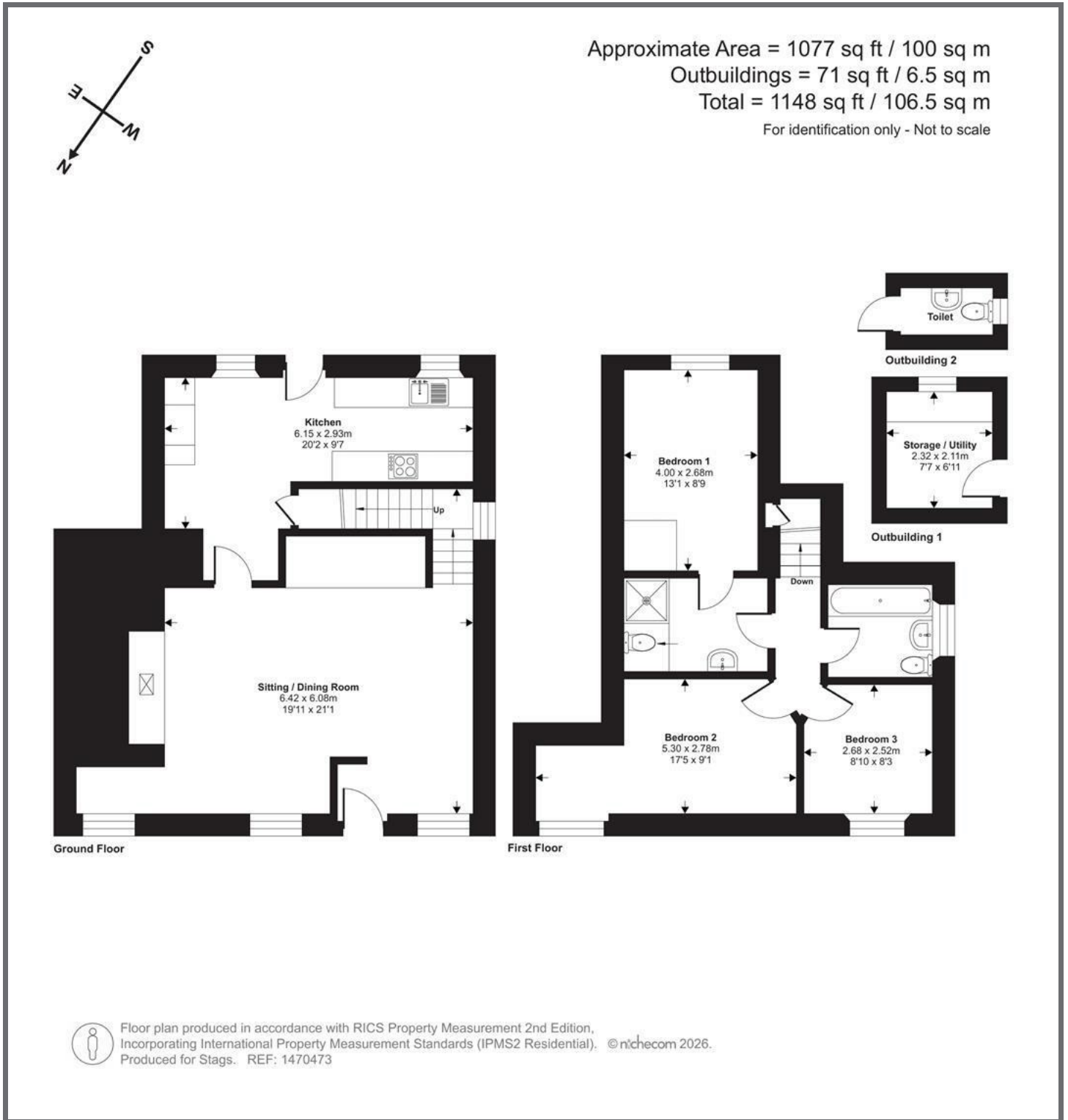
To the front of the property, attractive planted beds flank the entrance, providing a welcoming approach. An inset side gate leads through to a charming enclosed walled garden.

To the rear, the garden is well enclosed by cob, stone and brick walls, offering a high degree of privacy. Immediately adjoining the cottage are concrete pathways and a sheltered patio seating area. There is also a timber clad garden shed with a covered section, together with a useful former outside WC.

SERVICES

Mains electricity, water and drainage are connected. Oil fired Central heating. Ultra fast broadband up to 1,800 Mbps. Mobile coverage variable outdoors (Ofcom). The property is in a medium risk zone for flooding but hasn't flooded in our clients ownership.





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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(49-54) F	(35-48) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		75	46

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