



Tamaleen Cottage



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, Fairmile, EX11 1LR

Honiton: 5.9 miles Sidmouth: 7.9 miles Exeter: 13.1 miles

Tamaleen Cottage is a spacious four-bedroom family home featuring an impressive games room, a garden with picturesque countryside views, and ample driveway parking. EPC D

- Four Bedrooms
- 40ft Games Room/Family Room
- Log Burner
- Downstairs Shower Room
- Farmhouse Kitchen
- Gardens and Driveway Parking
- Freehold
- Council Tax Band E

Guide Price £695,000

SITUATION

The hamlet of Fairmile is located about 1.5 miles from Ottery St Mary, a vibrant town in the heart of East Devon. Ottery St Mary, originally a Saxon settlement, has grown into a bustling community offering numerous amenities. The town features a new hospital, a highly regarded secondary school, a doctor's surgery, and a popular farmers' market alongside various individual shops.

Conveniently, the A30 provides quick access to Exeter and the M5 motorway, while a main line station offers direct routes to London Paddington. Additionally, Exeter's expanding international airport is easily reachable.

Ottery St Mary is surrounded by picturesque walking trails, including those along the River Otter and East Hill. The south coast, with its diverse beaches, is just 7 miles away, making it an ideal location for both countryside and seaside enthusiasts.



DESCRIPTION

Tamaleen Cottage in Fairmile is a spacious four-bedroom house that seamlessly blends traditional charm with modern functionality. The property has been extensively renovated by the current owners, whilst retaining some of the existing character features such as flagstone flooring and open fireplaces. The improvements include a new front reception porch extension, internal oak doors throughout, as well as the extension of the generously sized games room, ideal for entertainment and leisure activities, providing a versatile space for both family fun and social gatherings.

At the heart of the home is a functional farmhouse kitchen, offering ample space for cooking and dining. Adjacent to the kitchen is a comfortable living room, complete with a log burner that adds warmth and character during colder months. The ground floor also includes a spacious dining room and a charming hallway with a study area, as well as a convenient shower room and cloakroom.

On the first floor, you will find four well-sized bedrooms and a family bathroom, ensuring plenty of space for the entire family. Tamaleen Cottage combines spacious living areas with a welcoming atmosphere, making it an ideal home for modern family living.

OUTSIDE

Outside, Tamaleen Cottage features well-maintained gardens that create a beautiful setting, offering picturesque views of Escot Church and the surrounding countryside. The property includes a good-sized driveway with parking for several cars, a garage, and various outbuildings, providing ample space for storage.

There is an additional parcel of land, which can be accessed further up the road, which could be used as an allotment or for small animals.

SERVICES

The property is equipped with mains electricity and private water sourced from a borehole. There is a recently fitted central heating system, provided by a ground source heat pump, delivering warmth through both radiators and underfloor heating. Waste is managed via private drainage with a septic tank and soakaways.

Standard and ultrafast broadband services are available, ensuring reliable internet connectivity. Mobile signal reception is generally good outdoors, with coverage from Three, O2, Vodafone, and EE, according to Ofcom.

Additionally, the property includes an electric car charging point, adding to its modern conveniences.

AGENTS NOTE

The neighbour of Tamaleen Cottage has access to their property over the entrance of the driveway. They also have access through the field gateway.

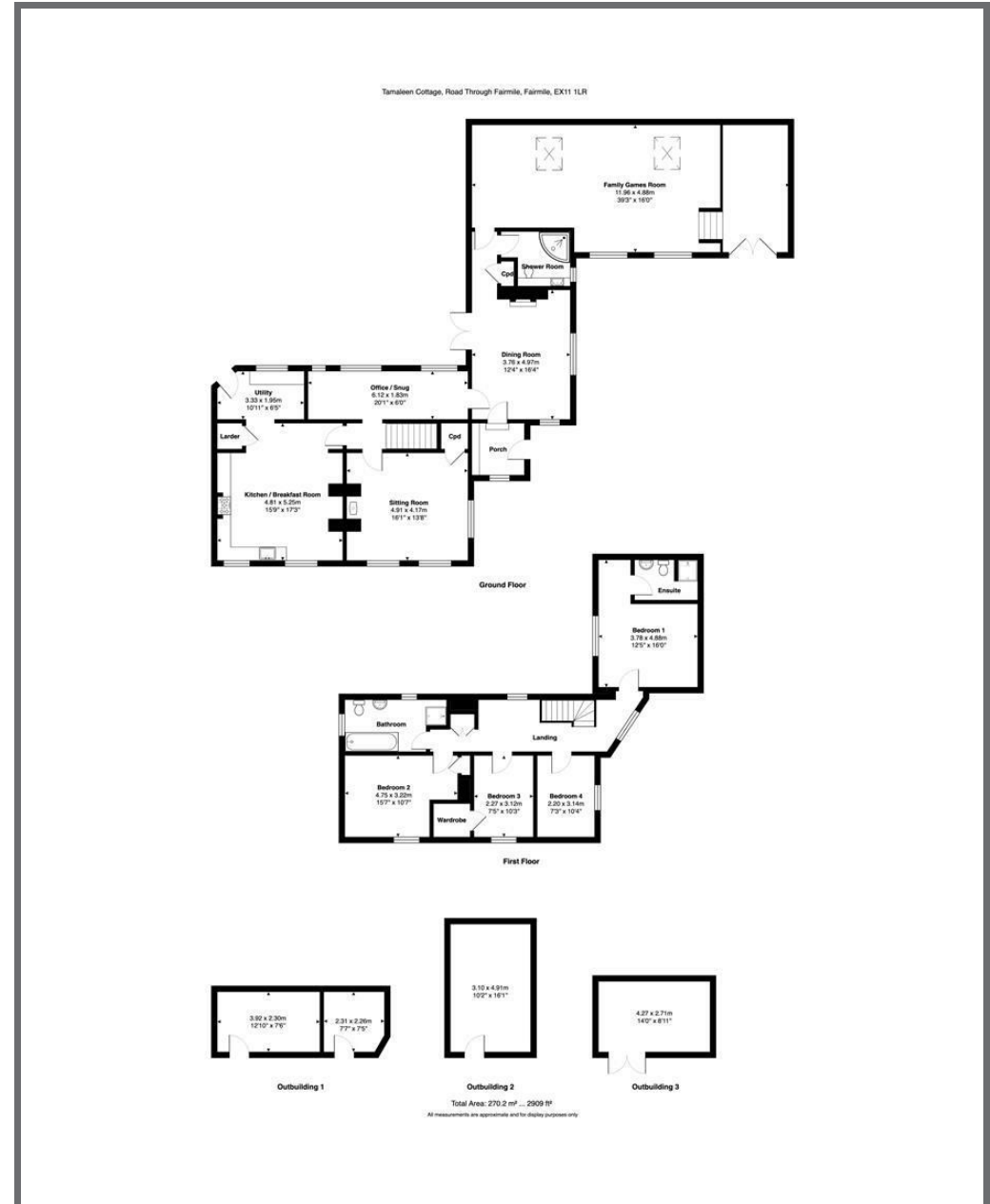
There is potential to convert the games room into an annexe or holiday let if required, subject to the necessary planning consents.

DIRECTIONS

From Honiton, take the A30 towards Exeter direction. Follow this road and turn off at the iron bridge exit onto the B3177. Continue under the iron bridge and follow this road through Fenny Bridges turning left at Herpattersons cross. Just before you get back onto the A30, Tamaleen Cottage can be found after about a third of a mile. It is the first property on the left 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.



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		55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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