



A delightful Grade II listed characterful cottage with delightful features and wonderful mature garden in the center of the desirable village of Whimble.

Hazel Cottage, Broadclyst Road, Whimble, Exeter, EX5 2TT

Guide Price £295,000 Freehold



Delightful characterful cottage, mature rear garden, sought after village location, off road parking space

Local Information

Conveniently located close to the heart of the village with excellent local amenities which include the Primary School, Doctors Surgery, shop with Post Office, main line rail station to London Waterloo and Exeter, thence all points north and to the South West. A bus service to Exeter and Honiton and the coast which is no more than 8 miles away.

Whimble itself has two pubs and a first class cricket club and pitch which is used as a hugely important hub of a very social village with many "participating" activities. Access to the main A30 leads to close proximity to the M5, A303, A38, A35, A377 and all points to London, The North, North and South West Devon, Cornwall and the South Coast through to Dorset.

About this property

A superb opportunity to acquire this Grade II listed, beautiful thatched cottage (circa 1800) situated in the East Devon village of Whimble, near Exeter. 1 Hazel Cottage is one of the largest of four individual cottages in a group. The cottage enjoys a light and airy living room with impressive fire place with wood burning fire, a well-proportioned kitchen and separate dining room which can be used as either a bedroom or office.

Upstairs is a spacious landing perfect for using as a study area, two double bedrooms with fitted storage and a bathroom/shower room. There is also a spacious loft space.

An enclosed garden sits at the rear of the property, comprising of a patio, elevated lawn, further raised patio, a terraced flower and shrub area and colourful wheeled wagon that can be used as a summer office. The garden is beautifully arranged with plenty of colour. The cottage also benefits from an off road parking space.

Directions

Leaving Exeter on the B3181 towards Broadclyst, continue on this road until you enter the village of Broadclyst and take the first right signposted Dog Village. Take the second left signposted Whimble and stay on this road until you get to Whimble. On entering the village, go straight over the first roundabout and at the second roundabout take the second exit where 1 Hazel Cottage will be found on the left hand side.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.
Telephone: +44 (0) 1392 455 755.





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Gross Internal Area - 8473 sq ft, 787.2 m²

Tenure – Freehold

Services – Mains water, electricity and drainage. Electric Economy 7 heating

Local Authority – East Devon District Council, Band B

Energy Performance Rating – Exempt



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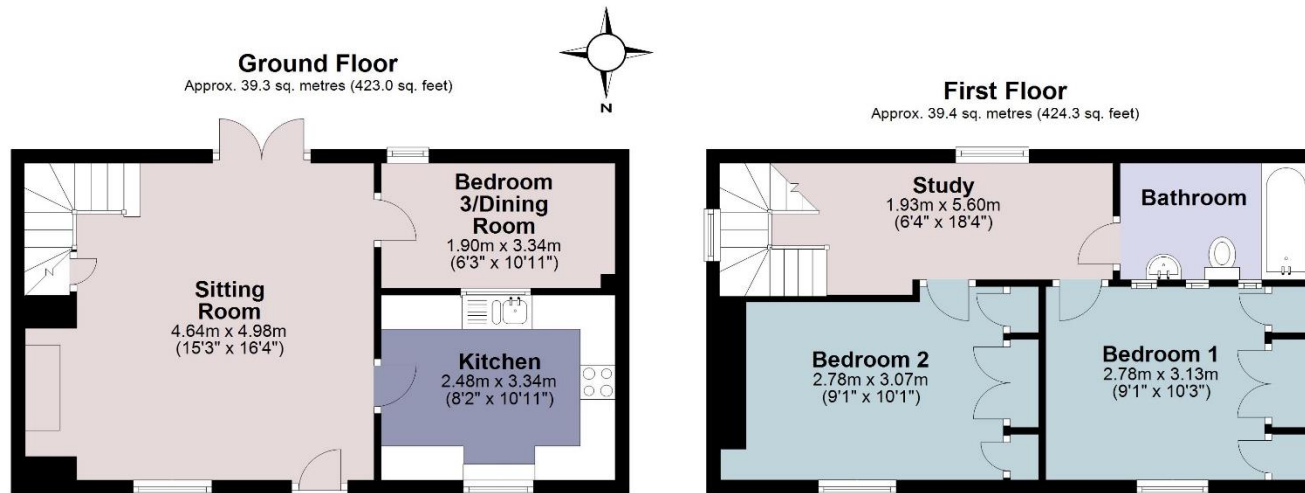
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Total area: approx. 78.7 sq. metres (847.3 sq. feet)

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