2 TITFORD COTTAGES

gth

AWLISCOMBE, HONITON









2 Titford Cottages

Awliscombe, Honiton, EX14 3PS

Honiton 2.9 miles, Taunton 18.5 miles, Exeter 19.3 miles

1 | 3 | 1 | 71.9 sq.m

A three-bedroom semi-detached cottage offering considerable scope for improvement and modernisation, set within a plot extending to approximately 0.32 acres.

Freehold

Guide Price £325,000

DESCRIPTION

A charming three-bedroom semi-detached cottage occupying a delightful rural setting in need of refurbishment and modernisation. Set within a generous plot extending to approximately 0.32 acres, the property presents an excellent opportunity for those seeking a renovation project with the potential to create a characterful country home. The cottage extends to approximately 775 sq ft (71.9 sq m), excluding the barn.

Having been tenanted in recent years, the property would now benefit from comprehensive updating throughout. Nevertheless, it retains much of its traditional appeal and offers buyers the opportunity to adapt and enhance the accommodation to suit their individual requirements.

The accommodation briefly comprises a sitting room, kitchen and study/store on the ground floor. The first floor provides three bedrooms, all accessed from a central landing.

Outside, the property benefits from a useful adjoining store together with a timber garden shed and grounds which may

offer further potential, subject to any necessary consents. Enjoying an attractive countryside position whilst remaining accessible to nearby amenities, this is a rare opportunity to acquire a property with significant potential in an attractive rural location.

SERVICES & OUTGOINGS

We understand that mains water and electric are connected to the property with shared private drainage.
Council Tax: East Devon district council- Tax band C.

SITUATION

The property occupies a glorious rural position on the southern edge of the Blackdown Hills National Landscape, and is located approximately 1.1 miles to the north west from the popular village of Awliscombe.

Supported by an active local community, Awliscombe is host to a well-regarded primary school and village hall.

The market town of Honiton lies approximately 2.8 miles to the south east, offering a comprehensive range of amenities in addition to a direct rail service between Exeter and London Waterloo and excellent road links via the A30/303. The M5 at Cullompton (Junction 28) is a straightforward journey of approximately 8.4 miles to the North West.

DIRECTIONS

What3words:///overhaul.beginning.homeward

ADDITIONAL INFORMATION

Broadband: Broadband is available– Understood to be Basic 1 Mbps, Ultrafast 1000 Mbps.
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.
Flooding: The property is in an area at a LOW RISK from surface water flooding but in VERY HIGH risk of flooding from rivers and seas. Our vendors have advised that the property has not flooded in the last 60 years.







IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

Titford Cottages Awliscombe, Honiton, Devon, EX14 3P

Approximate Area = 775 sq ft / 71.9 sq m (excludes barn)

For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1524124









VIEWING

Strictly by appointment with the agents

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