

MOUNT PLEASANT COTTAGE

gth

COMBE RALEIGH





Mount Pleasant Cottage Combe Raleigh, Honiton, EX14 4TG

Exeter 19 miles; Sidmouth 10 miles; Taunton 18 miles

3 5 2 205.2 sq m

An exceptional five-bedroom detached period residence, set in an elevated position above one of East Devon's most desirable rural hamlets, with far-reaching countryside views and grounds extending to approximately 1.60 acres.

Freehold Guide Price £774,000

DESCRIPTION

Mount Pleasant Cottage represents a rare opportunity to acquire a substantial detached period home in a wonderfully peaceful rural setting, enjoying an elevated position and superb views across the surrounding countryside. Combining character, generous accommodation and a highly desirable village edge location, the property is ideally suited to family life, those seeking flexible multi-generational living, or buyers looking for a private country retreat within easy reach of excellent local amenities. At the heart of the house lies the original stone cottage, to which sympathetic extensions have been added over the years to create the spacious and versatile home seen today.

The layout has been thoughtfully arranged, with the kitchen positioned at one end of the property and a principal bedroom suite with bathroom on the ground floor at the other, together with further bedroom accommodation above. The result is a beautifully proportioned home offering both charm and practicality in equal measure.

During the current vendors' ownership, the property has been considerably enhanced, with improvements including replacement double glazed windows and external doors, a new kitchen, two



upgraded bathrooms, a detached garage and car port with studio to the rear, and the addition of a summerhouse. Please refer to the floorplan for the full layout and arrangement of accommodation.

OUTSIDE

The approach to Mount Pleasant Cottage is through a five-bar gate opening onto a substantial driveway, providing ample parking for several vehicles and leading to a detached timber garage and car port with power and light.

To the rear of the garage is a studio, complemented by a covered veranda area, offering excellent potential for creative, work-from-home or leisure use.

The gardens are a particular feature of the property, lying principally to the side and rear and comprising gently sloping lawns interspersed with mature shrubs, conifers and specimen trees. There is a wild meadow area, a productive growing area, a greenhouse and four ponds, creating a richly varied and engaging outdoor environment. Immediately to the rear of the kitchen is a level patio, ideal for outdoor dining, while a level pathway provides access around the house. At the upper reaches of the garden, a summerhouse enjoys exceptional far-reaching views, while beyond, the grounds blend into an enchanting area of woodland rising gently up the hillside.

The front garden provides an attractive approach, with established flower and shrub beds. In all, the property extends to approximately 1.60 acres.

SERVICES & OUTGOINGS

We understand that mains electric, water and Private drainage are connected to the property., with oil fired central heating.

Council Tax: Band F

SITUATION

Mount Pleasant Cottage enjoys an elevated position on the edge of the sought-after hamlet of Combe Raleigh, in the southern foothills of the Blackdown Hills. It offers a rare blend of rural tranquillity and convenience, with Honiton and the A30 easily accessible. Honiton provides everyday shopping, banking, schooling and a mainline station to London Waterloo, while the A30 links to the M5 and



A303. Exeter, with its wider range of facilities, international airport and Paddington line, is also within easy reach. The Jurassic Coast lies to the south, with Lyme Regis, Seaton, Sidmouth and Branscombe nearby. Taunton to the north offers further schooling, leisure amenities and access to the M5.

DIRECTIONS

What3words:///miss.debit.vanish

ADDITIONAL INFORMATION

Broadband: Broadband is available

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 VERY LOW RISK from flooding.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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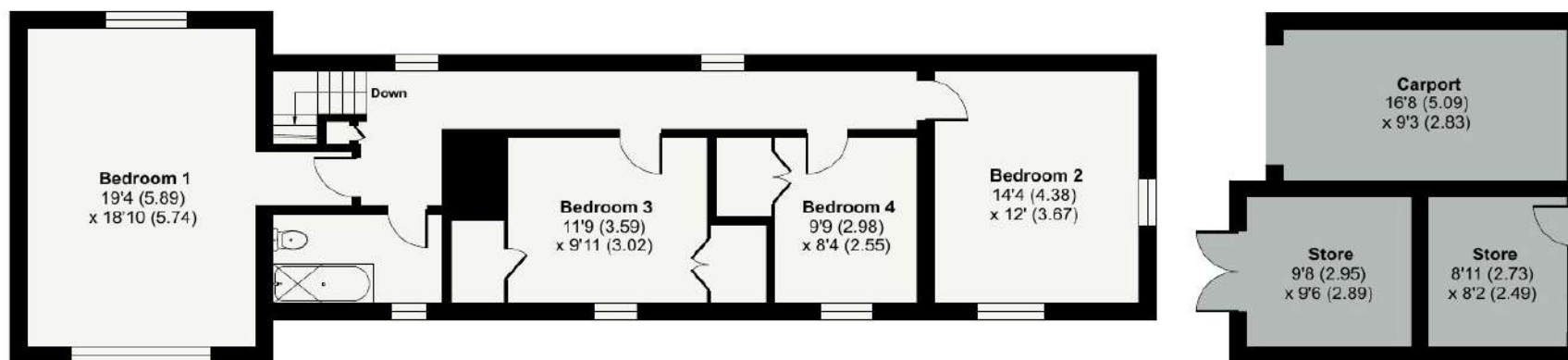
Mount Pleasant Cottage Combe Raleigh, Honiton, Devon, EX14 4TG

Approximate Area = 2209 sq ft / 205.2 sq m (excludes carport)

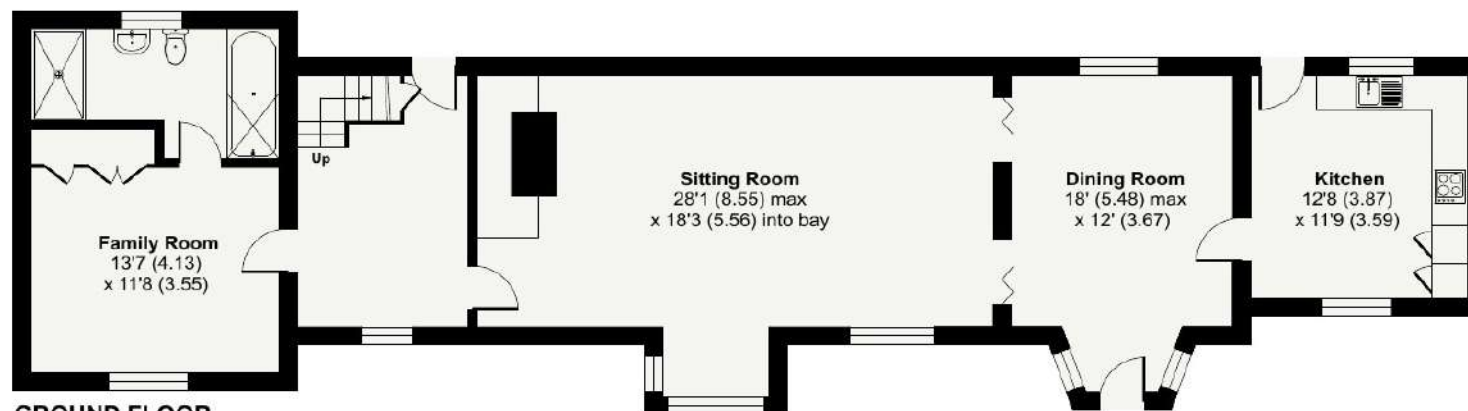
Outbuilding = 164 sq ft / 15.2 sq m

Total = 2373 sq ft / 220.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenslade Taylor Hunt. REF: 1482723

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.

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