

Stillwood, 3 Olivers Cottage, Clyst Honiton Exeter, EX5 2HR



A beautifully presented, unlisted period cottage set within the idyllic East Devon countryside, enjoying a highly convenient position less than six miles from the heart of Exeter and just three miles from the M5.

This charming home offers versatile accommodation including a ground-floor en-suite bedroom, delightful rural views, private driveway parking and a substantial garage. EPC: E

Offers in the Region of £500,000 Freehold DCX02928

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THE ACCOMMODATION COMPRISES:



Description

3 Olivers Cottage is a picturesque, unlisted period home, delightfully positioned on the edge of Exeter amidst the rolling East Devon countryside. Sympathetically extended and enhanced by the current owner, the property combines character features with modern comforts. The well-proportioned accommodation includes generous reception spaces on the ground floor, together with a particularly useful ground-floor bedroom and shower room. On the first floor are three further bedrooms, including a principal bedroom with en-suite facilities, complemented by an additional family bathroom. The gardens have been thoughtfully arranged to provide a variety of seating areas, allowing the property's fine outlook to be enjoyed throughout the day. A private driveway leads to a large garage, while an elevated terrace offers superb views across neighbouring fields.

Accommodation

The front door opens into a welcoming porch with fitted storage, leading through to an entrance hall with understairs cupboard. To the right, a characterful corridor featuring oak panelling opens into an impressive, contemporary kitchen fitted with a comprehensive range of wall, base and drawer units topped with granite work surfaces. Appliances include an integrated oven, grill, plate warmer and dishwasher, with space for a large fridge/freezer and a five-ring gas hob with extractor above. Beyond the kitchen, a striking wooden door opens into a delightful dining room with vaulted ceiling and exposed beams. This exceptional space enjoys panoramic countryside views from three aspects, featuring a bay window to the front and a glazed door opening directly onto the garden. On the opposite side of the house is a charming sitting room, rich in character, with an inglenook-style fireplace housing a gas-fired stove and exposed ceiling beams. A staircase rises to the first floor, while a door leads to the rear of the property where there is a ground-floor bedroom with garden

access, along with a separate WC and shower room. The first floor comprises three bedrooms and two bathrooms, with all bedrooms enjoying attractive rural views.

Outside

The principal garden lies to the front of the cottage and is approached via a private driveway leading to a large garage. The garden is mainly laid to lawn, interspersed with raised beds and well-stocked flower borders. Adjacent to the garage is a greenhouse, while a gravelled seating area provides an inviting spot to relax. To one side of the garage is a particularly attractive outdoor entertaining area with built-in BBQ facilities, ideal for al fresco dining. Steps rise from here to a superb decked terrace, perfectly positioned to take in the far-reaching countryside views. Further seating areas lie adjacent to the dining room on the easterly side of the house, along with a more secluded garden space to the rear.

Situation

Clyst Honiton is an attractive and well-regarded village located on the former A30, approximately five miles east of Exeter and close to Whimble. The village benefits from excellent transport connections, with easy access to the M5, Exeter International Airport and the A30 leading east towards Honiton. Exeter itself provides a comprehensive range of amenities befitting a thriving cathedral city, together with mainline rail services to London Paddington and Waterloo.



Total floor area: 125.7 sq.m. (1,353 sq.ft.)

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Energy performance certificate (EPC)

3 Oliver's Cottage Oak Farm OX5 2H5	Energy rating: E	Valid until: 22 August 2034
	Current energy number	7228-8400-0510-1222

Property type Semi-detached house

Total floor area 142 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) ([https://www.gov.uk/landlords/automatic-private-rented-schemes/energy-efficiency-guidance/landlords](#))

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#)