

## 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**

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

## 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

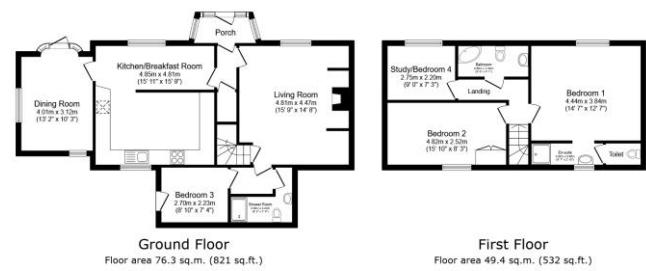
access, along with a separate WC and shower room. The first floor comprises three bedrooms and two bathrooms, with all bedrooms enjoying attractive rural views.

### 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 Whimple. 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.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate only. Prospective buyers must satisfy themselves as to the accuracy of any measurements or areas and do not form any part of any agreement. No liability is accepted for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertylink.co.uk





Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

Download a digital version of this document: [View Dynamic PDF](#)

1/18/2025, 10:25 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

[Find an energy certificate \(i\)](#) English | [Cymraeg](#)

**Energy performance certificate (EPC)**

3 Cheviers Cottage  
Dixton  
EX6 3HS

Energy rating: **E** Valid until: **22 August 2034**

  7228-8400-0519-1222

Caroline  
Dixton

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/guidance/letting-a-home-with-a-high-energy-rating>).

**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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/1534-7228-8400-0519-1222>