



Symonds
& Sampson

ESTABLISHED 1858

Clodes Cottage

Northleigh, Colyton, Devon

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Northleigh, Colyton, Devon EX24 6BS

Colyton 3.2 miles • Sidmouth 6 miles • Exeter 20 miles

Honiton 3.5 miles London Waterloo 2 hours 40 minutes

(Distances & times are approximate)

A charming period five bedroom cottage surrounded by 1.37 acres of lovely mature gardens and grounds on the edge of Northleigh with fine views over the East Devon countryside.

Accommodation

Entrance porch, entrance hallway, sitting room, dining room, kitchen, 4 double bedrooms, bedroom 5/study, bathroom, shower room.

Double garage, garden stores and mature landscaped gardens.

In all about 1.37 acres (0.55 ha).

For sale by private treaty

Situation

Clodes Cottage enjoys a tranquil position on the outskirts of the popular village of Northleigh, in the East Devon Area of Outstanding Natural Beauty. The village has a pretty, medieval church and an active village hall, whilst the surrounding countryside offers an extensive network of footpaths. The property is between the ancient town of Colyton with its wealth of historical buildings, independent shops, pubs, cafes and the market town of Honiton, with a wide variety of amenities including supermarkets, sports centre and mainline railway station on the London Waterloo line. The Jurassic Coast World Heritage Site and its nearby resorts of Sidmouth and Lyme Regis are only a short drive from the property. The Cathedral City of Exeter with its regional airport is an easy commute with excellent shopping, sporting and cultural activities. Whilst surrounded by beautiful and unspoilt countryside the property is readily accessible by both road and rail.





The Property

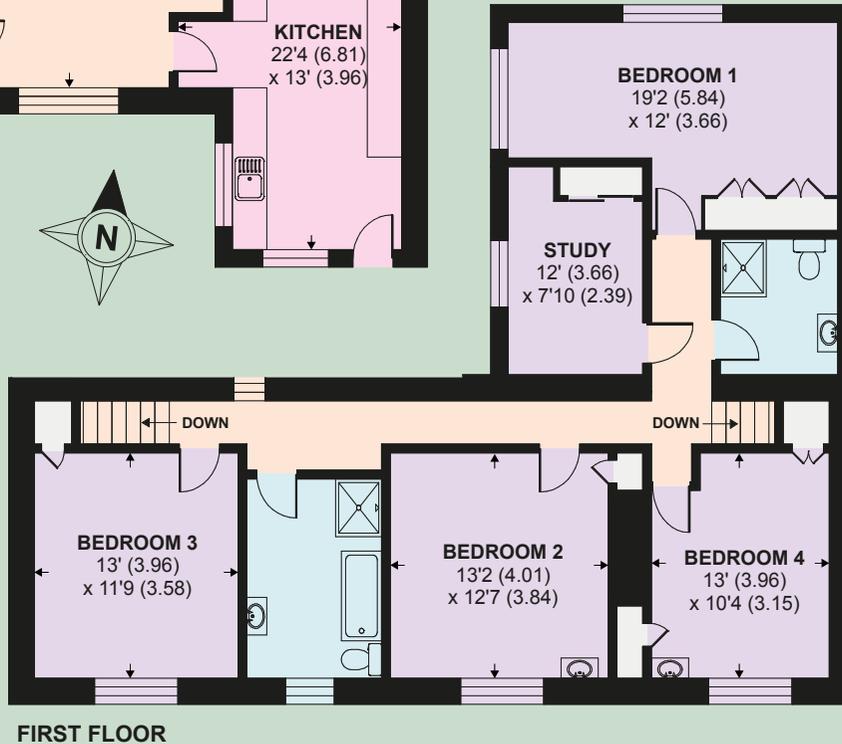
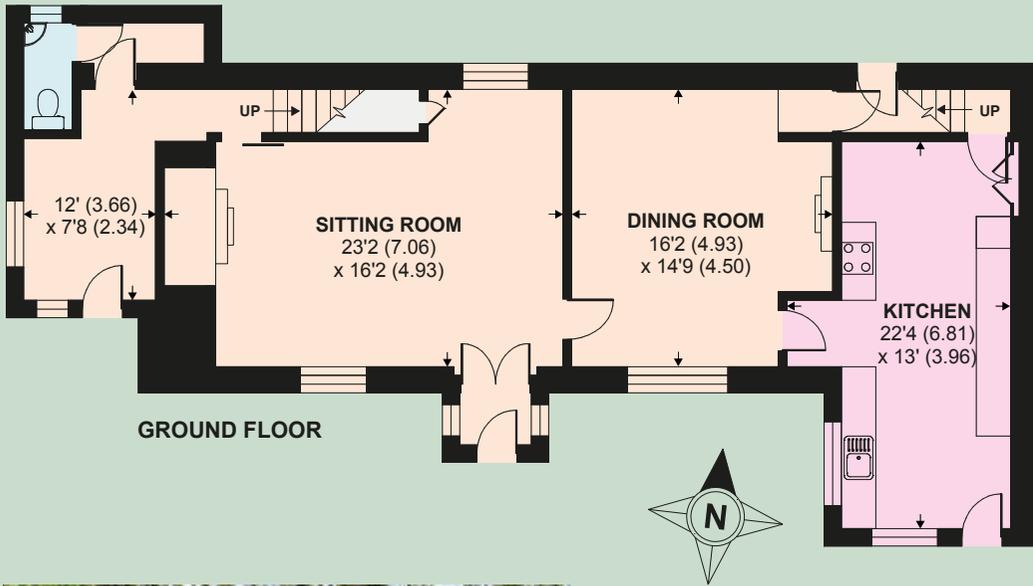
This character property is built of local stone, with the front elevations rendered and colour washed under a slate roof. Originally a pair of Victorian cottages which have been sympathetically integrated and subsequently extended to create a five bedroom home with double glazing throughout. With wonderfully light and well-proportioned rooms Clodes Cottage has period features such as two inglenook fireplaces, window seats and plate racks, adding to its charm and appeal. The kitchen extension has created a very light work area with a stable door which opens onto the sunny stone terrace overlooking the garden. Clodes Cottage has a particularly welcoming ambience and most of the rooms enjoy peaceful views over the sheltered grounds to the open Devon countryside beyond. Outside there is a magnificent wisteria on the south facing front of the house. The lovely gardens and grounds, with a number of mature oak and beech trees, are a real feature of the property extending to over 1.37 acres. Originally part of the grounds was a paddock and this could be reinstated if the new owners wished to create a smallholding or require some grazing.

See Floorplan for accommodation and measurements

Outside

Clodes Cottage is set well back from the lane and is approached over a shared access drive leading to a private driveway. This sweeps down through the grounds to a parking and turning area to the rear of the house by the timber double garage (5.6 m x 5.1 m). There are a number of useful outbuildings in the garden including a timber garden store, woodshed, stone potting shed and stone privy. The classic Westcountry garden flanking the drive is mainly laid to lawn, carpeted in spring bulbs and surrounded by a number of mature trees underplanted with a variety of shrubs such as magnolias, camellias, acers and azaleas providing privacy. This natural garden is enhanced by a charming spring fed pond and rill. The expansive lawn gently slopes and curves around the side of the house where there is a semi-walled area. The kitchen garden with raised beds and a greenhouse is sheltered from the front garden by a beech hedge with an arched entrance. The front garden features a sunny stone terrace against the house overlooking the cottage garden with well stocked borders, mature fruit trees and level lawns.





CLODES COTTAGE

Approximate Gross Internal Area:
Total: 204 sq.m. / 2196 sq.ft.

For identification purposes only, not to scale.

Sporting

Racing at Taunton or Exeter. Golf at Honiton or Seaton. Sailing on the coast at Lyme Regis or West Bay.

Education

Primary schooling at Farway. Secondary schools at Honiton and Colyton Grammar School. Independent schools in the area include St Johns at Sidmouth, Perrott Hill at Crewkerne, the Exeter and Taunton Schools.

Services

Main electricity. Private water. Private drainage. Oil fired central heating.

Local Authority

East Devon District Council, EX14 1EJ. Tel: 01395 516551
Council Tax Band: E

Directions

From Honiton take New Street passing the station, at the mini roundabout turn left and then right signposted Northleigh & Farway. Pass the Golf Club and continue 2 miles to Northleigh Cross. At the crossroads turn right to Northleigh, proceed down the hill. The entrance to Clodes Cottage is the second driveway on the right. Our For Sale sign will be posted.

Viewing

Strictly by prior appointment with the sole agents, Symonds & Sampson LLP. Further information, if required, from Ross Willmington or Angela Gillibrand on 01297 33122

Important Notice

Symonds & Sampson LLP and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Sole Agents:

01297 33122

Symonds & Sampson LLP

Trinity Square

Axminster

Devon EX13 5AW

Contact: Ross Willmington or Angela Gillibrand

rwillmington@symondsandsampson.co.uk

agillibrand@symondsandsampson.co.uk



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