



# Home Farm Cottages

Mamhead

£280,000

West of 

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Willow Cottage is a beautiful Grade II listed thatched cottage, situated in a rural location and offering wonderful views over the surrounding countryside. This superb two bedroom character end of terrace home features many original features including exposed beams and timbers and wonderful stone fireplace, and offering spacious accommodation including a large lounge/dining room and kitchen/breakfast room, ground floor bathroom, two double bedrooms with jack and jill doors to a large en-suite shower room. A pretty cottage garden sits to the front of the property with a large side driveway offering parking for a number of vehicles with gated access to a rear courtyard garden and double glazed garden room. Chain Free.

Wonderful rural setting with countryside views | Many character features including exposed timbers | Two double bedrooms | Spacious lounge/dining room with large feature fireplace | Further spacious kitchen/breakfast room | Downstair bathroom | Ample driveway parking | Pretty cottage garden | Further rear courtyard garden with double glazed garden room | Chain Free

## PROPERTY DETAILS:

### APPROACH

Beautiful covered thatch entrance canopy with front door to entrance hallway.

### ENTRANCE HALLWAY

Attractive entrance hallway with two double glazed windows to front aspect overlooking the front garden. Slate floor. Exposed stone walls and beams. Heavy wooden cottage style door to lounge/dining room.

### LOUNGE/DINING ROOM

17' 10" x 12' 9" (5.44m x 3.89m) (max) A wonderful characterful room with windows to front and side aspect. Feature stone fireplace with stone hearth and fitted multi fuel stove. Door to hidden fireplace cupboard. Exposed timbers. Wall lighting. Central heating radiator. TV and telephone points. Door to understair cupboard. Door to kitchen/breakfast room and folding door to stairs.



### KITCHEN/BREAKFAST ROOM

14' 8" x 8' 2" (4.47m x 2.49m) (max) Light and spacious L-shaped room with Upvc double glazed window to side aspect offering views over the adjoining fields and countryside beyond. Upvc double glazed sliding patio door to rear courtyard garden. Attractive kitchen with excellent range of base and drawer units. Built-in eye level stainless steel double electric oven and hob with stainless steel cooker hood over. Roll-edge worktop with tiled surround and inset ceramic sink. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Two central heating radiators. Ceramic tiled floor. Door to inner lobby.

### INNER LOBBY

Door to storage cupboard. Door to bathroom.

### BATHROOM

7' 5" x 6' 11" (2.26m x 2.11m) Upvc double glazed window to rear aspect. White suite comprising; low level w.c., pedestal hand wash basin, corner bath and glass door to tiled shower enclosure with electric shower. Central heating radiator. Recess spotlighting. Light and shaver point.

### FIRST FLOOR

#### STAIRS/LANDING

Stairs from lounge/dining room to first floor landing. Hatch to loft space. Doors to bedrooms.

#### BEDROOM 1

12' 0" x 9' 0" (3.66m x 2.74m) Spacious double bedroom with window to side aspect with secondary glazing offering wonderful views over the surrounding countryside and beyond. Exposed ceiling timbers. Central heating radiator. Folding doors to double wardrobe complete with hanging rail and shelving. Door to deep storage cupboard. Jack and Jill door to shower room.

#### BEDROOM 2

11' 10" x 7' 10" (3.61m x 2.39m) Further spacious double bedroom with window to front aspect with secondary glazing. Central heating radiator. Double doors to built-in wardrobe complete with hanging rail and shelving. Jack and Jill door to shower room.

#### SHOWER ROOM

11' 8" x 5' 0" (3.56m x 1.52m) Window to side aspect. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under and glass sliding door to large walk-in tiled shower enclosure. Chrome ladder style central heating radiator.

### OUTSIDE

#### FRONT

Wooden five bar gate leading to a long driveway offering parking for up to four vehicles. Pretty walled cottage style garden laid to lawn and edged with raised beds and corner decked sun terrace. Pathway leading to side entrance and gate to rear courtyard garden.

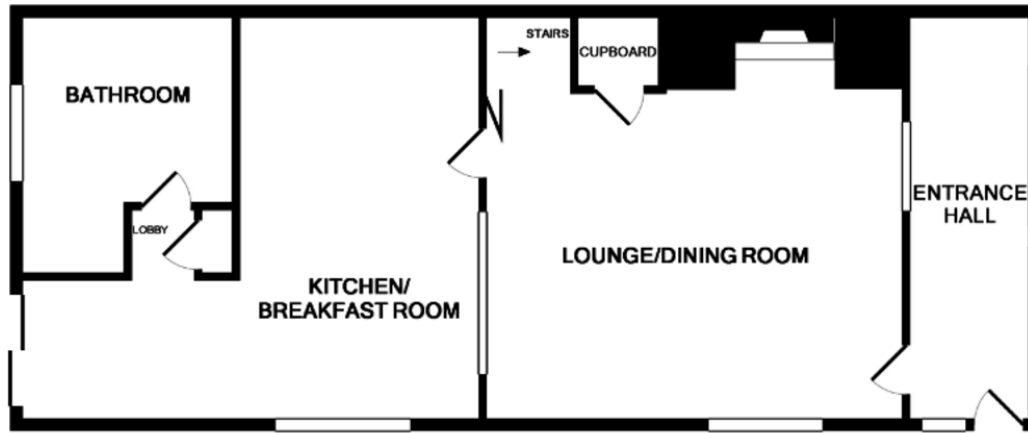
#### REAR

Enclosed courtyard garden laid to block paving with raised bed stocked with mature plants and shrubs. Doors to two storage sheds. Door to garden room.

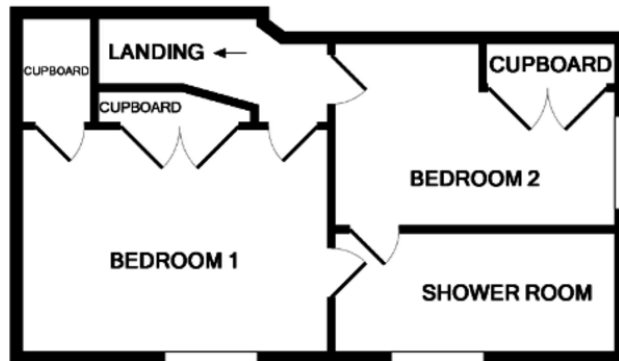
#### GARDEN ROOM

14' 9" x 9' 2" (4.50m x 2.79m) Upvc double glazed windows to side and rear aspects offering fabulous views over adjoining fields and countryside.





GROUND FLOOR



Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
100-100			100-100		
91-93	A		91-93	A	
81-90	B		81-90	B	
71-80	C		71-80	C	77
61-70	D		61-70	D	69
51-60	E	47	51-60	E	
41-50	F		41-50	F	
31-40	G		31-40	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



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