



1 Combe Hill Cottages

Combe Raleigh, Honiton, Devon. EX14 4UH

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An attractive semi-detached 1930s house with spectacular county views, a detached studio and delightful gardens and grounds of over half an acre

- Sitting room and sunroom with glorious views
- Dining room and bespoke pine kitchen
- Ground floor bathroom and hallway
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Utility with gardeners WC and chalet/studio
- Garage, workshop and kennel
- Well-established gardens of circa 0.6 acre

Offers in the region of £575,000

THE PROPERTY

1 Combe Hill Cottages comprises a very handsome attached residence which is located in a superb semi-rural position affording simply stunning panoramic views over the valley towards Dumpdon Hill. The property was built in the 1930s and was connected to the neighbouring Combe Hill Estate, a magnificent Georgian country house which was built by the Royal Navy officer and naturalist Thomas Graves Esq. Interestingly it was built for the estate chauffeur, with the adjacent property being built for the butler. It is of traditional construction with brick elevations under a steeply pitched tiled roof and has a great character with its dormer windows and impressive high chimney stacks.

The property has been under the same ownership for over 30 years and during this time has been the subject of a continual programme of improvement resulting in the very well-appointed home we find today. The rooms are particularly light and there are some delightful features such as the bespoke fitted kitchen and the sunroom which is dominated by the view.







GARDENS & GROUNDS

Undoubtedly one of 1 Combe Hill Cottages' main features is its beautiful setting and it sits in generous grounds of circa 0.6 acre, taking full advantage of the breath-taking north-easterly views over a typical Devon patchwork landscape. The property is approached from the road onto a driveway and parking area which continues through a (self-closing) 5-bar gate to the property where there is additional parking. Adjacent to this is a large workshop/garage and a bank with recently erected fencing and laurels to screen from the road. The majority of the garden lays to the rear where there is a patio with loggia which descends to a large circular paved terrace which is dominated by the splendid views. Beyond this are the large, principally lawned grounds which are interspersed with well-established shrub beds, a variety of fruit trees and some magnificent mature trees.

Another key feature at 1 Combe Cottages are the very useful outbuildings which include a utility room with a cloakroom, and a large insulated chalet/studio which has a variety of potential uses and makes an ideal home office, workshop, or could be used for overflow accommodation, an annexe or to generate an income (subject to any planning consents required). There is also a heated kennel and a greenhouse below which is a composting area. To the east of the studio is a wildlife pond and shrubbery.



SITUATION

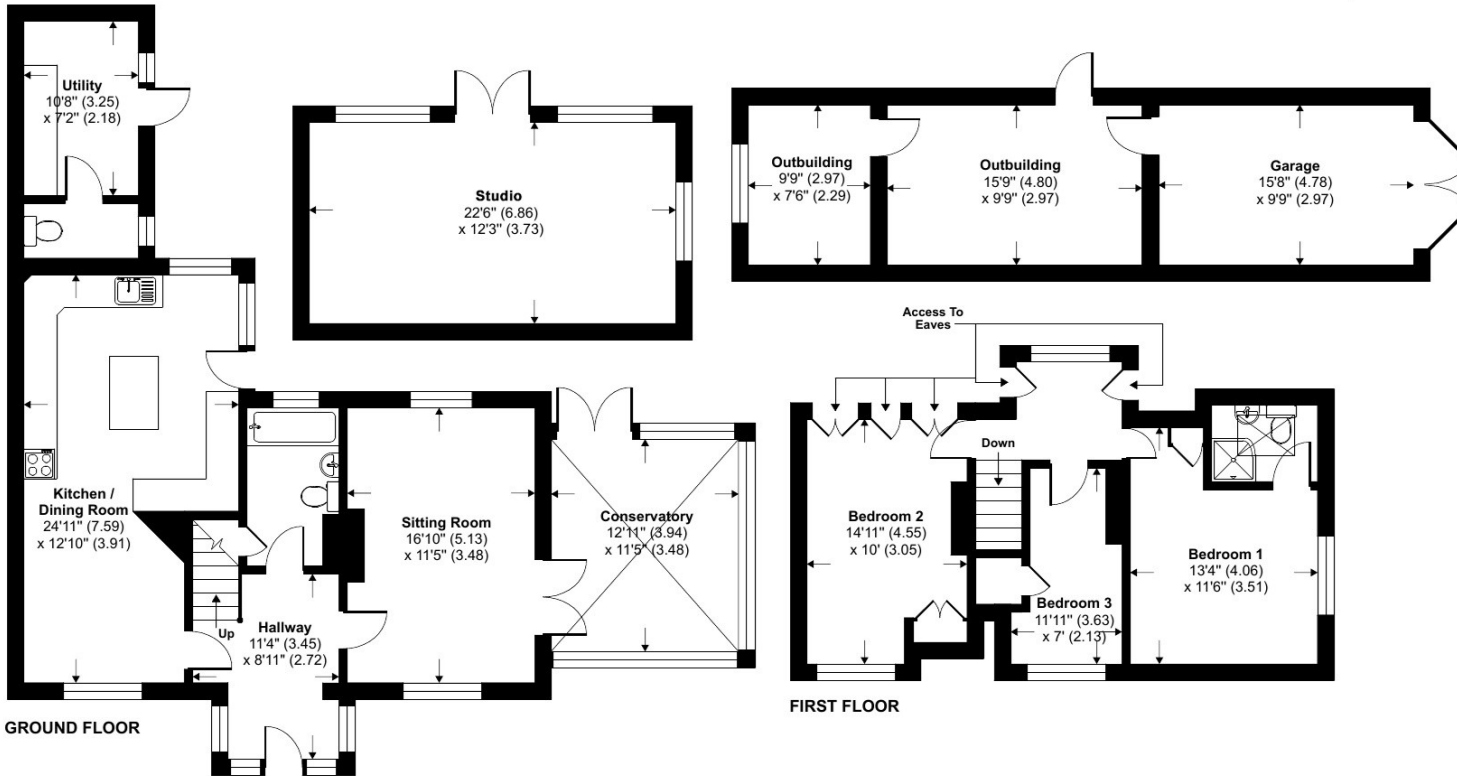
1 Combe Hill cottages is located in an elevated, yet sheltered position in the Blackdown Hills Area of Outstanding Natural Beauty and sits amongst the beautiful East Devon countryside over which the property and the grounds have wonderful views. Combe Raleigh itself is a small village which has the pretty Parish Church of St Nicholas and is conveniently located, being only 1.5 miles from the busy market town of Honiton. Honiton has a wide range of independent shops as well as the usual multiples, sporting and leisure facilities, and main line rail link to London Waterloo.





Approximate Area = 1414 sq ft / 131.4 sq m
 Garage / Outbuilding = 401 sq ft / 37.2 sq m
 Studio = 277 sq ft / 25.7 sq m
 Total = 2092 sq ft / 194.3 sq m

For identification only - Not to scale



The Cathedral City of Exeter is about 22 miles to the west and has an excellent shopping centre, theatres, main line express rail link to London Paddington, M5 access and international airport. The M5 can also be accessed at Taunton, the County Town of Somerset, and which also has a very good shopping centre, and lies some 17 miles to the north. The World Heritage Jurassic Coast at Lyme Bay is about 16 miles to the south and there are beautiful country walks in the near vicinity as well as the South West Peninsular Coastal Path. Colyton Grammar School, one of England's top **mixed** state schools, is approximately 15 miles away, and the property benefits from a designated bus stop outside the gate which gives comprehensive access to the surrounding towns, villages and beyond.

DIRECTIONS

From Honiton proceed east carrying straight on at the mini roundabout at the top of the high street on to Monkton Road. Proceed over the Honiton bypass and take the left turning signposted Dunkeswell and Luppitt. Follow this road for approximately 1.7 miles passing Combe Hill on the left, and the driveway to 1 Combe Hill Cottages will be found on the right hand side just after the driveway to Elishayes Farmhouse.

SERVICES

Mains electricity and water. Private drainage (treatment plant shared with next door). LPG central heating. Energy Performance Certificate Rating: E.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
 Council Tax Band: D.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Humberts. REF: 1038136

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