



# Swan Cottage

Swan Hill Road, Colyford, Colyton Devon. EX24 6QQ

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A simply stunning period residence with an immense amount of character, 4-reception rooms & 4-bedrooms, pretty gardens and parking in the heart of the village

- Traditional entrance hallway
- Bright and spacious sitting room with a fireplace
- Elegant dining room with a flagstone floor
- Wonderful bespoke kitchen/breakfast room
- Two further reception rooms and a bathroom
- Principal bedroom suite and 3 further bedrooms
- Family bathroom
- Pretty enclosed and walled gardens
- Good-sized parking area

Guide Price £695,000

### SITUATION

Swan Cottage is situated right in the heart of the village of Colyton in a convenient location, a few minutes walk from Colyton Grammar School, one of the country's top mixed state schools. The village lies on the A3052 Lyme Regis to Exeter coastal road and main Jurassic Coast bus route running from Poole and Weymouth to Exeter. The village has an excellent Post Office/village store and butcher opposite, a small church, a thriving village hall and a lovely public house. The wetlands from Colyton has a beautiful footpath to Seaton. The village lies approximately 1 mile south of the pretty town of Colyton and 1.5 miles inland from the coastal resort of Seaton in Lyme Bay which is part of the World Heritage Jurassic Coastline.





The market town of Axminster is approximately 5 miles from Colyford with a main line rail link to London Waterloo. The County Town of Exeter is some 25 miles to the west of Colyford with a comprehensive range of amenities, an international airport and direct access onto the M5 motorway and main line rail link to London Paddington.

## THE PROPERTY

Swan Cottage is a charming semi-detached Grade II listed thatched home which is situated in the centre of the vibrant village of Colyford. The property's origins date back to the 17<sup>th</sup> century with many of its period features still present today. These include a wonderful inglenook fireplace in the large formal dining room, window seats, sash windows and flagstone flooring.

The accommodation has been sympathetically and beautifully improved over the past three years with great care and attention given to the fittings and overall finish. This has included the installation of a stunning bespoke kitchen with plenty of storage, Gas Rayburn, breakfast bar and a large walk-in pantry. Also, on the ground-floor is a superb new bathroom with a claw foot bath, study and an additional reception room which could be used as a hobbies or snug room.

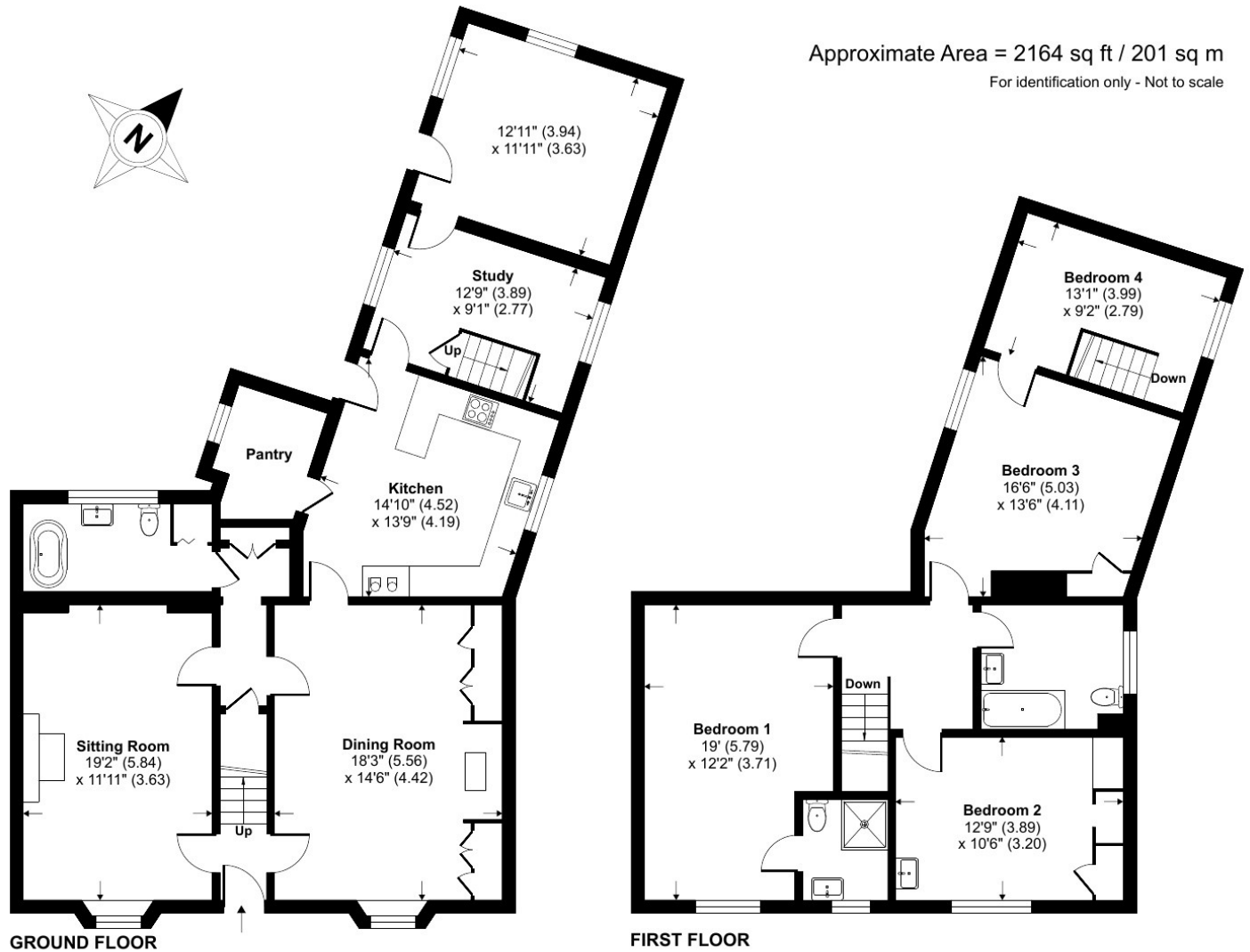


On the first-floor are four good-sized bedrooms and the family bathroom with a shower over the bath. The principal bedroom is a lovely size with views from the sash windows and a quality new en-suite shower room.

## OUTSIDE

The property has charming enclosed garden which extends to the rear and to the side. The side garden is laid to lawn with a productive apple trees and colourful shrub and flower borders. There is also a beautiful rose garden which provides a profusion of colour during the summer months. A parking area is located to the rear and provides parking for several vehicles.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Humberts. REF: 1078109



## DIRECTIONS

From the A3052 coastal road travelling east proceed into Colyford. Follow the road into the centre of the village with the Post Office/Store on the right-hand side. Swan Cottage is then immediately on the left-hand side.

## SERVICES

Mains electricity, water and drainage.  
Gas centrally heated.

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

Rating: Exempt due to Grade II Listing.

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