



Braggs Cottage

Rawridge, Upottery, Honiton, Devon. EX14 9PS

[humberts.com](https://www.humberts.com)



An exquisite detached Grade II listed former farmhouse with masses of character, charming accommodation, an annexe and landscaped gardens in a picturesque East Devon village location.

- Entrance hallway and cloakroom, a Devon cross-passageway
- Gorgeous cottage style kitchen/breakfast room
- Formal dining room with a wood burner
- Superb vaulted sitting room with a wood burner
- Large principal bedroom with an en-suite
- Second double bedroom and family bathroom
- Separate third bedroom and shower room (annexe)
- Thatched former cart barn (Linhay)
- Beautiful landscaped gardens with delightful countryside views



Guide Price £695,000

SITUATION

Braggs Cottage is situated in the tiny hamlet of Rawridge, which itself nestles in the picturesque Otter Valley. This whole area lies within the Blackdown Hills Area of Outstanding Natural Beauty and there are many beautiful country walks over the myriad of footpaths in the close vicinity. Rawridge is about half a mile from the pretty village of Upottery, which has a popular public house, a pretty parish church and primary school.





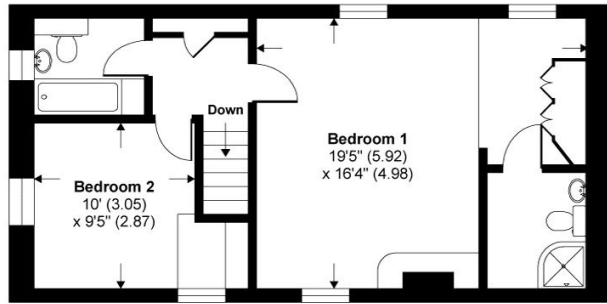
Although Braggs Cottage has the countryside on its doorstep, it is also readily accessible to the local facilities and has excellent road links both east and west via the A303. The busy market town of Honiton lies only 5 miles away and has a good range of independent shops, supermarkets, banks, sports centre, swimming pool and main line rail link to London (Waterloo). For more comprehensive shopping and amenities, there is the County Town of Exeter some 23 miles to the west, and this also has a rail link to London (Paddington), M5 access and international airport. The World Heritage Coastline at Lyme Bay lies approximately 14.5 miles to the south and is a popular destination for tourists throughout the year. It is well known for its dramatic scenery, beautiful walks and genteel atmosphere.

THE PROPERTY

Braggs Cottage is a “picture postcard” detached Grade II Listed farmhouse and barn which has origins dating back to the 16th century. It is of traditional construction with stone and colourwashed exterior elevations which are clad in roses and wisteria and all tucked under a thatched and partly tiled roof. It has been the subject of a programme of enlargement and improvement over the years, included a superb sitting room extension, as well further more recent improvements to the delightful cottage-style kitchen. The property retains a wealth of character features and replacement heritage double-glazed windows throughout, all of which aid in creating a delightful period ambience and these include many exposed timbers, beams, window seats and new small pane windows.

The accommodation is found in beautiful order and is particularly adaptable in its layout in that one of the barns has been converted into a bedroom suite. This adds a great deal of versatility and would be perfect for those requiring an annexe bedroom, those with children, or could possibly provide income potential, subject to any necessary planning consents being approved. To summarise, Braggs Cottage is a superb and beautifully presented home which will no doubt suit those looking for charm, character and a wonderful location.



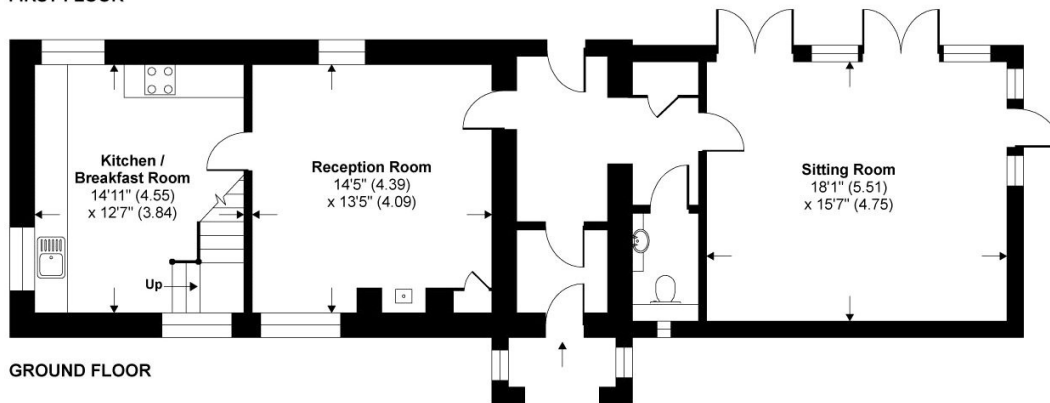


FIRST FLOOR

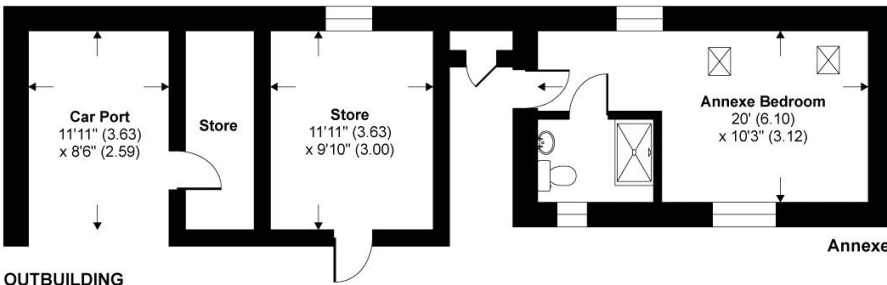
For Identification Purposes Only, Not To Scale.

TOTAL GROSS INTERNAL FLOOR AREA 1929 SQ FT 179.2 SQ METRES
 MAIN HOUSE INTERNAL FLOOR AREA 1433 SQ FT 133.1 SQ METRES
 ANNEXE INTERNAL FLOOR AREA 206 SQ FT 19.1 SQ METRES
 OUTBUILDING INTERNAL FLOOR AREA 290 SQ FT 26.9 SQ METRES

Copyright nichecom.co.uk Produced for Humberts REF : 26521



GROUND FLOOR



OUTBUILDING



OUTSIDE

Undoubtedly one of the main features of Braggs Cottage is its beautiful garden and grounds which surround the house on all sides and have been completely re-designed and landscaped for the current owner. They combine the charm of a well-established traditional cottage garden along with more exuberant modern planting, plus a patio and pergola for entertaining, and other spaces to sit such as the strategically placed summerhouse which offers wonderful view across and down the valley. From the drive, there is a right of way through the field gate at the back of the property to give the owner access for maintenance of the sewage treatment plant. Adjacent to this parking area is a thatched lynch, which has been adapted into an open car port and various stores. Attached to this barn which has been beautifully converted into a delightful vaulted bedroom with an en-suite shower room, and as previously mentioned this adds a new dimension to Braggs Cottage.

DIRECTIONS

From the centre of Honiton High Street, take the A30 towards London. Proceed for approximately 2 miles, through Monkton and just before the road widens into three lanes, turn left signposted Rawridge and Upottery. Continue into the hamlet of Rawridge, where Braggs Cottage will be found on your left hand side just opposite the first turning for the lane on the right, and with the village noticeboard and bench on that corner.

SERVICES

Mains electricity (heating), water and new private drainage (Treatment Plant).

LOCAL AUTHORITY

East Devon District Council - 01404 515616

Tax Band: E / EPC: Exempt

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Devon Ltd | Registered office; Humberts Devon Limited, 44 Queen Street, Honiton, Devon, EX14 1HD. Registered in England - Company Number 12430167.

01404 42456

devon@humberts.com

