



# Keepers Cottage

Larkbeare



## A charming detached five-bedroom cottage with over an acre of beautiful grounds, in a peaceful East Devon hamlet

A period cottage set in an idyllic rural position with far-reaching views across the surrounding Devon countryside. The property offers a wealth of character features and over an acre of grounds which include a fenced paddock. It lies within the quiet hamlet of Larkbeare, just outside the village of Talaton and with Ottery St. Mary, Honiton and Exeter all within easy reach.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS + 1 W/C**



**GARAGE + STORE**



**1.2 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,210 SQ FT**



**GUIDE PRICE £775,000**



### The property

Keepers Cottage is a charming period home dating from 1876, featuring red brick elevations with attractive patterned brick detailing. Inside, there is more than 2,200 sq ft of light-filled, characterful accommodation.

The main ground-floor reception room is the well-proportioned sitting room, which has an open fireplace and a south-facing aspect overlooking the garden to the front. Also at the front is a formal dining room with a grand, brick-lined inglenook fireplace, featuring its original timber lintel and fitted with a log burner. Adjoining the dining room is the kitchen. It has fitted units for storage and an Aga, as well as a breakfast area with built-in bench seating and internal walk-in cupboard. To the rear of the cottage is a w/c, walk-in larder and useful utility room. The ground floor is completed by a light-filled study with an en suite shower room and French doors. This room could serve as a gym or an additional bedroom for multi-generational living. On the first floor there are five well-presented bedrooms, four of which are doubles.

The principal bedroom enjoys a sunny south-facing aspect with beautiful views across the surrounding landscape, as well as built-in storage and an en suite bathroom. There is also a family bathroom with an over-bath shower. The three further first-floor double bedrooms all have built-in cupboard space.

### Outside

The well-maintained garden is mostly located towards the front of the cottage, benefiting from sunny south-facing aspect and views across the neighbouring fields. It includes rolling lawns and a stream, as well as well stocked herbaceous borders and vegetable areas with various shrubs. Across the stream there is a grassy meadow with an orchard, an established asparagus bed, a fruit cage and to the side, a fenced paddock which could be used for grazing livestock. The garden has a greenhouse, sheds and a large detached log store, providing plenty of space for garden equipment and other storage. Parking is available at the side and towards the rear, where there is access to the integrated garage. The whole totals 1.2 acres.



## Location

The property is nestled in the peaceful hamlet of Larkbeare, surrounded by beautiful rolling countryside. The small village of Talaton is just 1.5 miles away. It has a thriving local community shop, a popular parish Church, pub and parish hall which hosts fitness classes, a theatre group and local events. Further amenities are available in the nearby villages of Feniton and Whimble, or the town of Ottery St. Mary. There is a good selection of primary schools in the neighbouring villages, while Ottery St. Mary offers the outstanding-rated King's (secondary) School. The bustling market town of Honiton is less than 7 miles east with a choice of supermarkets, independent shops, restaurants and cafés. Exeter city centre, 11.4 miles west, has excellent schooling and a further variety of shops and leisure facilities including theatres, museums and cinemas. Feniton and Whimble's stations provide services West to Exeter St. David's (approx. 17 mins) and East towards London Waterloo (approx. 3 hrs). Larkbeare is well-connected by road; The A30 is just 3.5 miles away, while the A373 (connecting to the M5) is 4 miles.

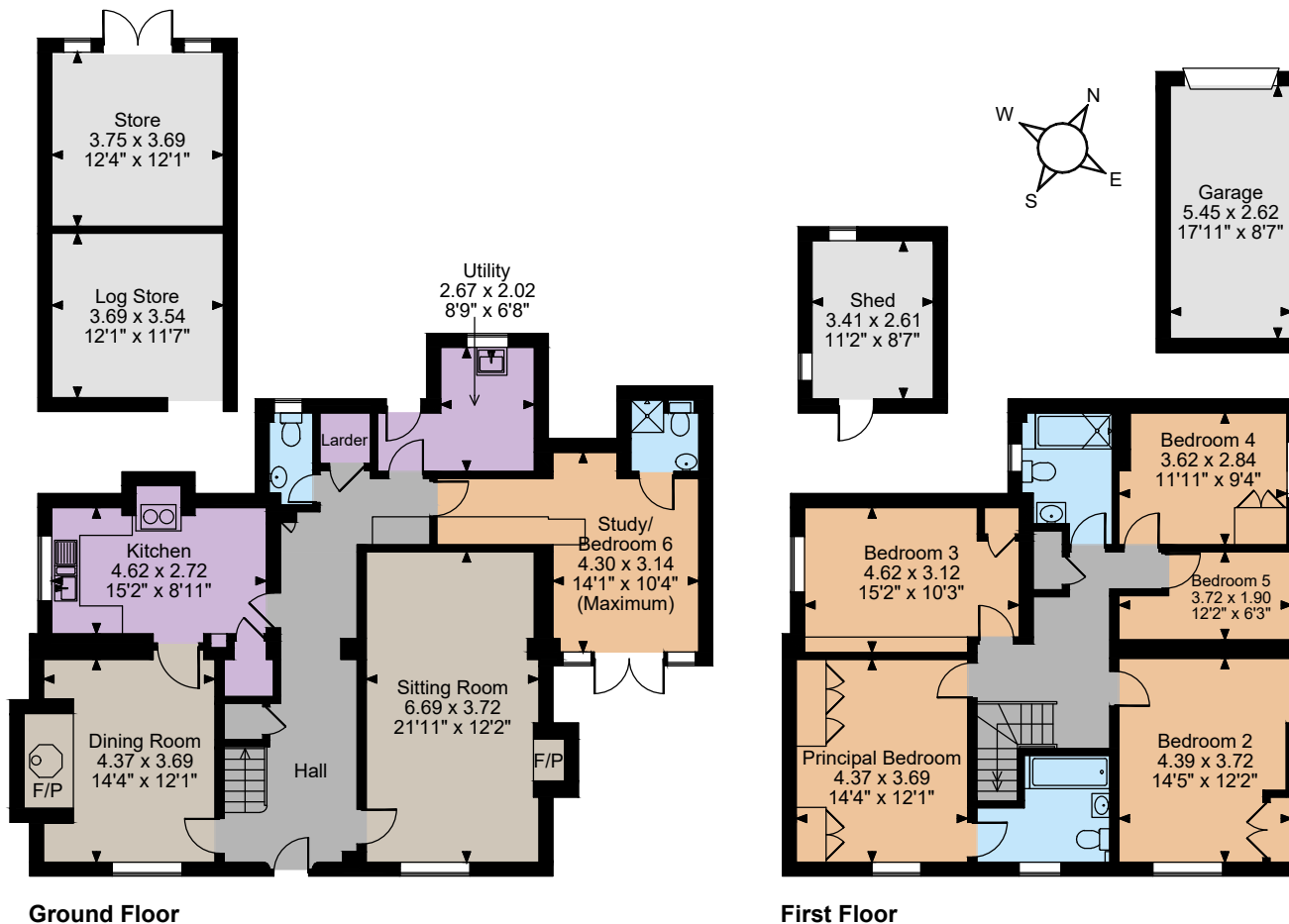
## Distances

- Whimble train station 1.9 miles
- Feniton train station 2.9 miles
- Honiton town centre 6.8 miles
- Exeter airport 7.7 miles
- Jurassic Coast 9.0 miles
- East Devon National Landscape 11.2
- Exeter city centre 11.4 miles
- Blackdown Hills AONB 15.8 miles
- Exmoor National Park 33.4 miles
- Dartmoor National Park 36.4 miles

## Nearby Schools

- Whimble Primary School
- Feniton CofE Primary School
- Ottery St. Mary Primary School
- King's School
- Honiton Community College
- Colyton Grammar School
- Exeter School
- The Maynard School





### Floorplans

Main House internal area 2,210 sq ft (205 sq m)  
 Garage internal area 154 sq ft (14 sq m)  
 Outbuildings internal area 392 sq ft (36 sq m)  
 Total internal area 2,756 sq ft (256 sq m)  
 For identification purposes only.

### Directions

EX5 2RZ  
**what3words:** ///increases.songbirds.says  
 In Larkbeare, opposite the white gate at the triangle, turn down a no-through lane, Keepers Cottage is the first house on the right.

### General

**Local Authority:** East Devon District Council  
**Services:** Mains electricity, water. Private drainage which we understand is compliant with current regulations  
**Council Tax:** Band F  
**EPC Rating:** E  
**Wayleaves and easements:** This property is sold subject to any wayleaves or easements  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
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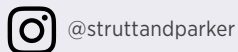
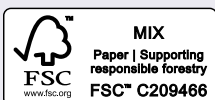
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## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com  
 struttandparker.com



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