



FORTNAM  
SMITH & BANWELL

MOUNT HILL LANE MUSBURY  
£290,000



## Pennys Cottage

### Mount Hill Lane Musbury Devon EX13 8BE

Pretty character detached, thatched cottage situated in a peaceful edge of village location with cottage gardens and parking

- Delightful Detached Thatched Cottage
- Situated In A Peaceful Edge of Village Location
- Character Features with Inglenook Fireplace
- Pretty Cottage Gardens & Off Road Parking
- Grade II Listed
- Gas Central Heating

£290,000

**Location:** Musbury is a pretty East Devon village located in an Area of Outstanding Natural Beauty, which has a wide range of facilities including a garage, primary school, Church and a local public house. The village is conveniently located for a short drive to Seaton, Axminster, Lyme Regis and Colyton, which is famous for its Grammar School: one of the best achieving in the Country. At Axminster there is a main line station on the London Waterloo line and good road connections to the M5 and the A303. The Jurassic Coast is readily accessible at nearby Axmouth, Beer and Branscombe as well as the larger towns of Seaton, Lyme Regis and Sidmouth. This part of the coastline is designated a World Heritage site and there are a variety of public footpaths to enjoy the coastal scenery.

**The Property:** Pennys Cottage, originally two cottages, is a delightful Grade II Listed, approximately 400 year old thatched property. It is situated in a quiet lane on the outskirts of the attractive village of Musbury and benefits from many character features including a lovely inglenook fireplace in the lounge. The property has been updated over the years and has a mixture of single and double glazed windows and a Rayburn in the kitchen which provides the gas fired central heating. There are attractive cottage gardens and off road parking and this 'chocolate box' cottage really must be viewed to be appreciated.

**Directions:** From our offices in Seaton, turn left into Harbour Road. At the first roundabout turn left into The Underfleet and continue straight across at the next mini roundabout. Turn right at the next roundabout into Fore Street and follow this road into Colyford. At the T Junction, turn right onto the A3052. Turn left onto the A358. Turn right at the Golden Hind pub, and then take the second right into Church Hill. Turn left into Doatshayne Lane, and right into Mount Hill Lane. Pennys Cottage will be found on your left.

**Accommodation:** All measurements approximate comprises:

**Exterior Thatched Canopy Porch:** Original wooden door with obscure glazed inset panel opens to:

**Lounge:** 11' 2" x 10' 9" (3.396m x 3.274m)

Deep window sill with window. Window seat to front. French doors to rear garden. Deep Inglenook fireplace with heavy beam over with exposed brickwork with entrance to what would have been the bread oven. Light. Wrought Iron fireplace canopy. Exposed timber to ceiling. Radiator. Two wall light points. Arch to:

**Study Area:** 6' 4" x 6' 7" (1.930m x 2.015m)

Single glazed window to front. Deep recess with book shelving. Wall light point. Under stairs cupboard. Latch door to:

**Bathroom:** 8' 2" x 5' 6" (2.484m x 1.678m)

Wooden double glazed window to rear. White suite comprising panelled bath with handrails and 'Mira' shower over with glazed folding shower screen and fully tiled surround. Wash hand basin set above vanity cupboard. Low level WC. Radiator to wood panelled wall.

Latch door from Lounge to:

**Kitchen/Breakfast Room:** 13' 12" x 11' 6" (4.266m x 3.507m)

Deep window sill with window seat to front. Wooden double glazed window to rear looking out to garden. Fitted kitchen with matching base units. Built-in electric oven with electric hob over. Integral washing machine. Integral fridge. Tiled worktops with inset acrylic single bowl, single drainer sink unit with mixer tap over. Gas Rayburn which serves a gas boiler for central heating and hot water as well as double oven with two hot plates. Set in deep recess with large beam over. Central heating controls. Tiled floor. Inset spots to ceiling. Exposed timbers to ceiling. Wooden panelled door to front.

Latch door from Lounge opens to staircase to first floor with handrail, leading to:

**Open Large Landing/Occasional Bedroom 3:** 17' 6" x 13' 3" (5.327m x 4.047m)

Wooden windows to both front and rear. Radiator. Exposed beams. Curtained off clothes hanging in recess. Latch door to one side to Bedroom 2 and further door to other side to:

**Bedroom One:** 13' 5" x 12' 7" (4.102m x 3.838m)

Wooden window and further small low level wooden window to front and wooden window to rear. Exposed timbers. Cupboard housing insulated hot water cylinder. Radiator. Two wall light points. Access hatch to loft space.

**Bedroom Two:** 13' 2" x 8' 1" (4.013m x 2.471m)

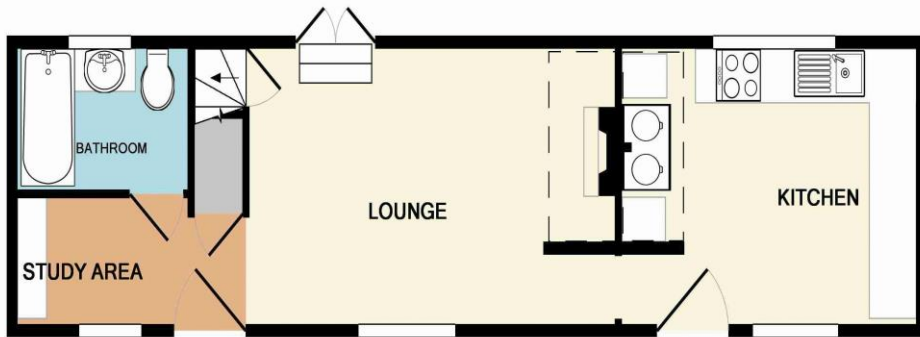
Wooden windows to front and rear.

**Rear Garden:** Paved seating area to rear of property with raised flower and shrub beds to side. A pathway runs to the rear with further raised garden area with steps that lead to the side of the property. Electric meter.

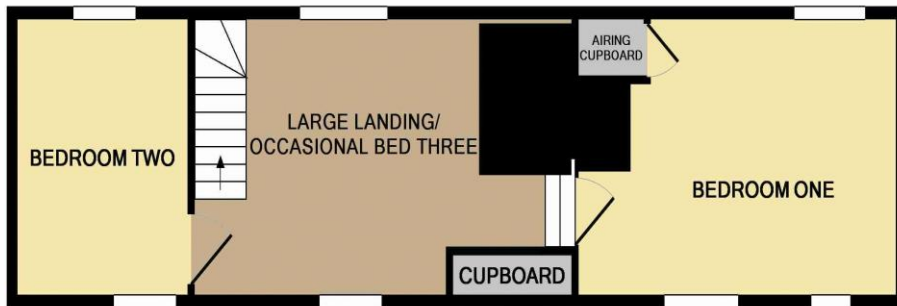
**Parking/Side Garden:** Parking for a couple of vehicles to the side of the property. Additional garden area which is mainly laid to lawn with garden shed.

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that all mains services are connected.



GROUND FLOOR  
APPROX. FLOOR  
AREA 444 SQ.FT.  
(41.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 844 SQ.FT. (78.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Council Tax:** We are advised that the property is Council Tax Band E.



Viewings by appointment through:

**Fortnam Smith & Banwell**

1 Vintage Courtyard, Seaton EX12 2JZ

**01297 23939**

Our Ref: DSS1804

**The Property Misdescriptions Act 1991**

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**1 Vintage Courtyard Seaton EX12 2JZ**



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