



Digby Cottage, 5 Hind Street, Ottery St Mary, EX11 1BW
£310,000

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Digby Cottage enjoys a superb position in the heart of Ottery St Mary, within a short and level walk of the town's excellent range of amenities and independent shops. Sainsbury's supermarket, the medical centre and dentist are all conveniently close by, while both Ottery primary school and the highly regarded Kings secondary school are within easy reach. The surrounding area also offers beautiful open countryside, with a variety of scenic walks close at hand.

The stunning Jurassic Coast is just 6 miles to the south at Sidmouth, while the market town of Honiton lies an equal distance to the east, providing an additional range of shops and facilities, together with a mainline railway station offering services to London Waterloo. To the west, the cathedral city of Exeter provides further extensive amenities and access to the M5 motorway via Junction 29, approximately 9 miles away, with the city conveniently connected by the swift and accessible A30 dual carriageway.

The accommodation itself combines character features with well-considered living spaces, creating a particularly welcoming and versatile home.

The sitting room is an especially attractive space, featuring stunning slate flagstone flooring which continues throughout the ground floor, complemented by discreet inset ceiling downlighting. A double-sided fireplace with wood-burning stove provides a striking focal point and creates a cosy atmosphere. To the rear, the current music area could equally be used as a dining space, while glazed doors open into an inner lobby, providing useful storage for coats and shoes.

The downstairs bathroom has been thoughtfully fitted with a stylish white suite, including a freestanding roll-top bath and a fully tiled recessed shower cubicle. Natural light is provided by a beautiful reclaimed stained-glass leaded window, together with a double-glazed roof window, creating a bright and appealing space.

The well-appointed kitchen features an attractive range of Shaker-style storage cupboards and drawers, complemented by solid wood worktops, an inset Belfast sink and beautifully tiled surrounds. A matching central island provides additional storage, generous worktop space and a useful breakfast bar.

A range of integral appliances is incorporated within the kitchen, including a fridge freezer, dishwasher and range-style cooker. A door provides direct access to the courtyard garden, while an opening leads through to the dining/living room.

This versatile room offers ample space for a family dining table alongside a further seating area, with the second side of the double-sided fireplace providing another attractive focal point. The arrangement creates a sociable and flexible space, ideal for both everyday family life and entertaining.

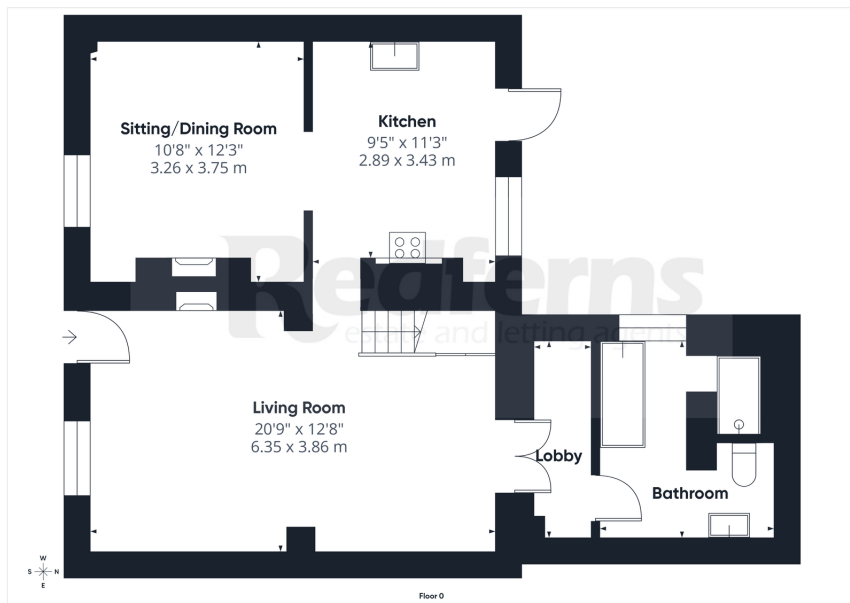
On the first floor are four bedrooms. The master and guest bedrooms both benefit from sash windows to the front, while Bedroom 3 benefits from an en suite shower room with WC. Bedroom 4 has an original window seat.

To the outside, the house is approached via a gated entrance, with a decorative pathway leading to the front door and lawned areas on either side. To the rear of the cottage is a sheltered and private courtyard, providing an ideal space for outdoor dining. The garden enjoys external access via a pedestrian right of way and benefits from a useful built-in store, which is currently used for storage and as a utility room, housing both the tumble dryer and washing machine.





- A wonderfully presented four bedroom Georgian House
- Sitting Room with double sided woodburning stove
- Living/Dining Room, inner lobby and bathroom
- Gas central heating and uPVC double glazing
- Good sized rear courtyard
- Located at the heart of Ottery St Mary's town centre
- Well appointed kitchen with modern appliances
- Four first floor bedrooms (one with ensuite shower room)
- Gated entrance, front garden
- Viewing highly recommended



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