



# Pipit Cottage

Welcome to Pipit Cottage with its pretty ensuite double bedroom and dressing room, a second upstairs double ensuite room, plus an additional ground-floor bedroom with Jack and Jill bathroom. The characterful large, open-plan kitchen and sitting room with cosy wood burner has a separate laundry room with access to the garden and directly to the integral garage.



Artists impression





£615,000

Pipit Cottage

# Downstairs layout

Stepping inside Pipit Cottage reveals a beautiful, waxed wooden staircase with a storage cupboard beneath it, and solid oak, plank doors leading to the main ground floor rooms. Ahead of you is the door to a wonderful, open, triple-aspect living space. The dining area sweeps around to a classic, shaker-style kitchen where, with an island as well, you have plentiful storage and ample workspace for food preparation. Here bifold doors allow light to flood in and make easy access to the patio for a barbecue and to enjoy the garden at the back of the cottage.

Turn around and the kitchen opens up into a welcoming sitting room with a log burner set within a beamed, cottage fireplace. Walk from the hallway into the dining area, and through to the laundry room, and you will notice the floors are traditional natural slate, but with the benefit of toasty under-floor heating running throughout the ground floor.

The laundry room with its storage cupboards, sink and space for your washing machine and tumble dryer, along with access to the garden for convenience when hanging out washing or allowing a wet, muddy dog to dry off before heading through the house, also has a door directly to the integral garage, making for a very useful room.





The living space with its large window means afternoon sunshine floods in, and once the last rays have gone, the traditional 5kw log burner brings a cosy warmth and ambiance to the evening. With its easy maintenance oak flooring, the sitting room looks and feels beautiful, the perfect place to relax and put your feet up.

A convenient downstairs bedroom with a jack-and-jill ensuite bathroom makes for versatility for guests or relatives to enjoy a fully fitted bathroom with a shower above the bath tiled in a soft gentle tone that perfectly complements the natural materials used throughout. The white porcelain basin sits on a slab of slate on a handcrafted oak stand, made by Simon Osborne, our master craftsman, and the brains behind these beautiful bespoke cottage homes. The bathroom floor with a natural-looking tile is actually an anti-slip porcelain slate, much safer to use in wet areas. The electric point above the sink allows for a cabinet with lighting, shaving, and toothbrush charging. A lovely heated towel rail means warm towels await you after a bath.

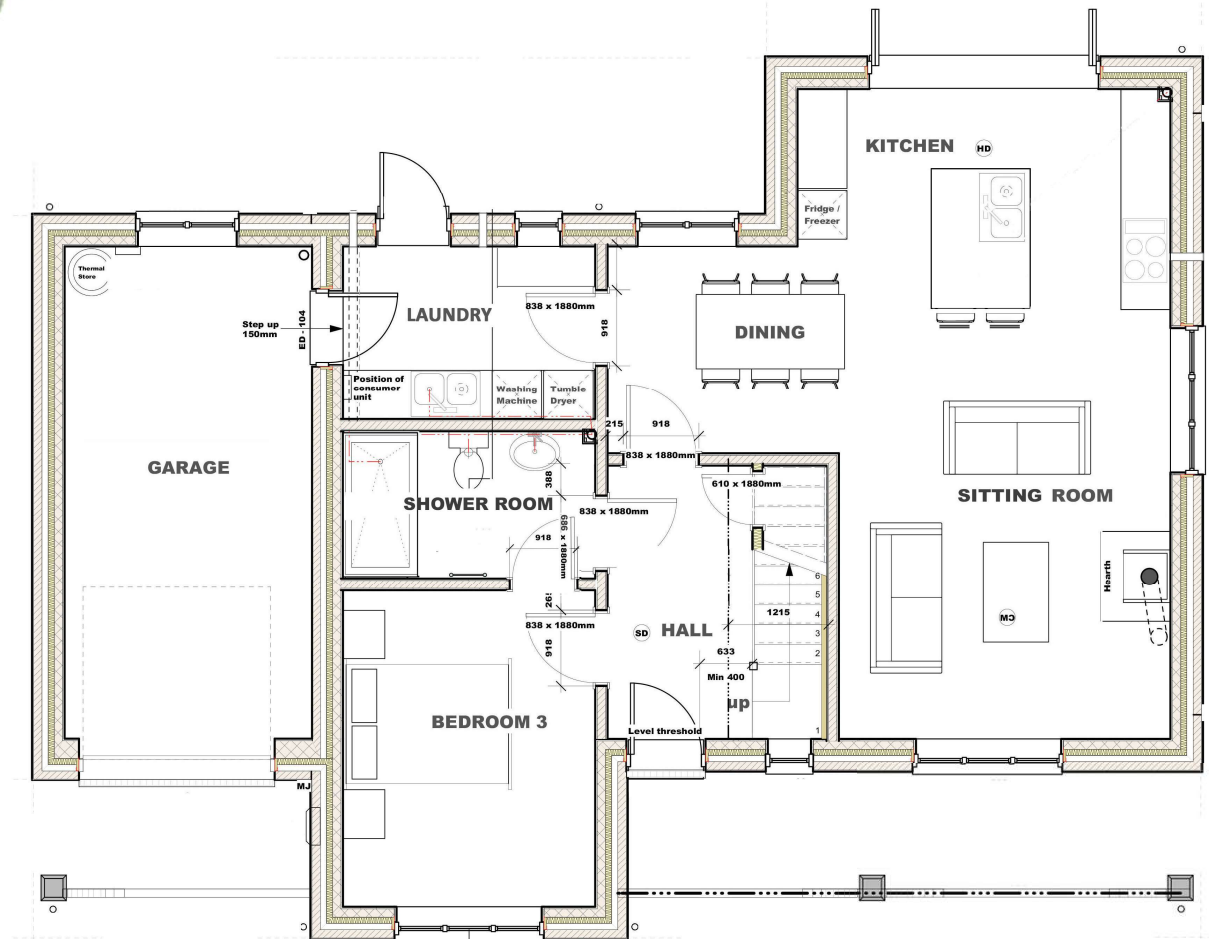


# Downstairs Floorplan

Approximate room sizes

Living space:	4.6m max x 8.0m max
Bedroom 3:	3.1m x 3.9m
Bathroom:	1.9m x 3.1m
Laundry Room:	3.1m x 2.2m
Garage:	6.0m x 3.0m

Gross internal floor area (excluding the garage) = 144 m<sup>2</sup>



# Upstairs layout

Ascend the stairs to the landing and you are immediately aware of the soft angled ceilings which add further to the traditional cottage feel. In front is a large, oak-fronted and framed, inbuilt cupboard, very handy for storing away essential towels and bedlinen, with plenty of space for suitcases and other bulky items. Light floods into this area through the two roof lights above the stairwell.

On your left, press the hand-forged, pewter, thumb latch of the oak plank door and you will find yourself in the master bedroom with its own spacious dressing room and ensuite shower.

The dormer windows command views across the back garden and exposed timber lintels bring a timeless beauty to this lovely room. A second double bedroom sits opposite. On entering you have an oak-framed cupboard on your left before reaching the ensuite shower room encompassing the characterful slope of the roof.

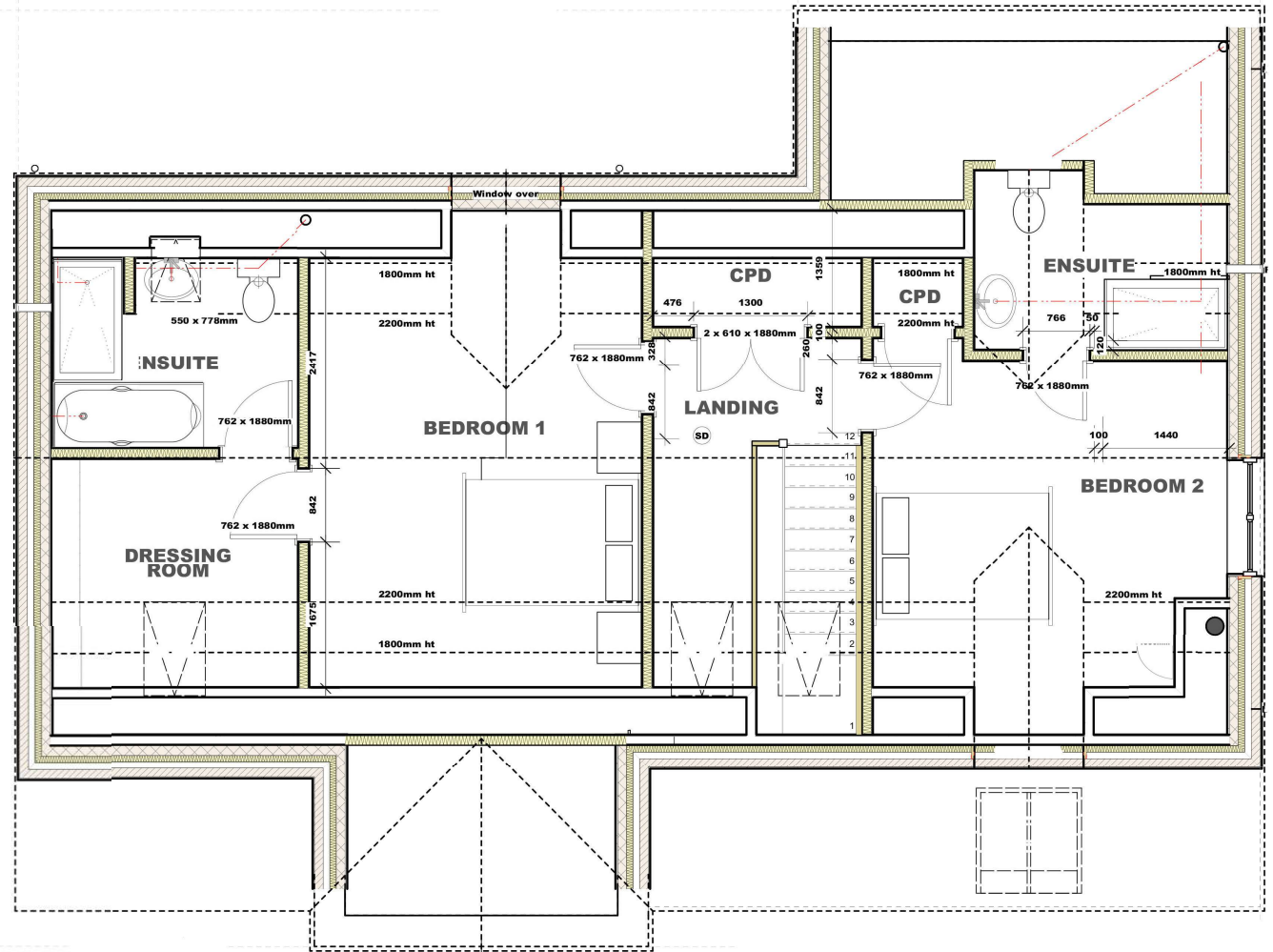


# Upstairs Floorplan

Approximate room sizes

- Bedroom 1: 3.1m x 5.0m
- Dressing room: 2.6m x 2.9m
- Ensuite 1: 2.9m x 2.2m
- Bedroom 2: 4.6m x 3.9m
- Ensuite 2: 2.9m x 1.7m

Gross internal floor area  
(excluding the garage) = 144m<sup>2</sup>



# Gardens

The front of Pipit Cottage is lawned and left free for your own plans but designed with a traditional cottage garden in mind as these country favourites will happily flourish here. Likewise enclosing the front garden is a traditional low, natural wood picket fence leading to the pathway that runs from the drive to a pretty slate doorstep.

The garage at the top of the drive has a retractable door that can easily be automated. It is also built with the capacity to install an electric car charger. Should you ever wish, the space has the potential to be converted to extend the downstairs living area as it is constructed to the same cavity wall specification as the rest of the house.

The back garden's grassy lawns are open for you to create and plant however you wish, and an inviting slate patio extends your living area out to the open air for wonderful alfresco dining in the warm summer months. Not to forget the handy outside tap and outside electric socket for a sparkle of gentle fairy lights at Christmas time.

The surrounding countryside with its glorious meadows, Devon banks, and hedgerows are filled with wildflowers, from primroses and cow parsley in early Spring to the bluebells, foxgloves, oxeye daisies, and the late summer abundant harvest of blackberries and sloes for delicious puddings and preserves.

