



BARTON COTTAGE
£1,250,000

Winkworth



Barton Cottage

Shillingford St George, Exeter, Devon EX2 9QL



- Charming hamlet near Exeter
- Characterful 4 bedroom cottage
- Over 2,300 sq. ft. of stylish and versatile accommodation
- Detached 2 bedroom holiday cottage
- Exquisite grounds, set in approximately 1.4 acres
- Tree-lined drive with ample parking areas





Barton Cottage and Holiday Cottage

Set in a small rural hamlet surrounded by picturesque countryside, yet just 4 miles from the cathedral and university city of Exeter, Barton Cottage is a characterful country home brimming with charm and exquisite period features. Offering a unique and versatile layout, this impressive property extends to over 2,300 sq. ft of beautifully presented accommodation, showcasing an abundance of exposed beams and striking fireplaces.

In addition to the main residence, Barton Cottage benefits from a delightful, detached holiday cottage, thoughtfully designed as a self-contained rural retreat and providing an attractive source of income potential.

The principal residence is arranged with 4 bedrooms, together with a welcoming dual-aspect sitting room centred around an inset wood-burning stove. The country house-style kitchen/breakfast room is beautifully appointed, featuring a central island and traditional oil-fired Aga, while a generous boot room/utility provides practical support for rural living. A formal dining room with wood-burning stove, spacious entrance hall with staircase rising to the first floor, and 2 bathrooms complete the accommodation within the main house.

The grounds extend to approximately 1.4 acres and enjoy a wonderful sense of privacy and tranquillity, with patios ideal for al fresco dining, wildflower areas, mature trees, and a sweeping gravel driveway and courtyard area, providing ample parking for several vehicles.







DIRECTIONS: Using the What3Words App, search [needed.royal.ally](https://www.what3words.com/needed.royal.ally)

COUNCIL TAX: Band G
LOCAL AUTHORITY: Teignbridge District Council
SERVICES: Mains electricity and water
DRAINAGE: Private drainage
HEATING: Oil fired central heating
BROADBAND: Ultra-fast fibre
MOBILE SIGNAL: Good Coverage
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	47 E	
21-38	F		
1-20	G		



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Approximate total area⁽¹⁾
607 ft²
56.4 m²

(1) Including balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is provided for illustration only.

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The detached 2 bedroom holiday cottage is a wonderful addition to the property and offers an attractive income opportunity. Stylishly presented throughout, it provides well-appointed self-contained accommodation, ideal as a rural retreat for guests visiting the surrounding Exeter countryside.



Situation

The property is situated between the villages of Shillingford St George and Shillingford Abbott. Shillingford St George is a small, picturesque parish with rural surroundings, just 4 miles south west of the cathedral and university city of Exeter. The village offers excellent communications to the city, local amenities at Alphington, and links to the M5, A30 and A38 Devon Expressway.

Exeter has a wide range of amenities and facilities befitting a centre of its importance including theatre, dining, shopping, and leisure facilities as well as a good range of first class state and private schooling. At Exeter are mainline railway stations on the London Paddington and Waterloo lines, with its international airport about 4 miles to the east.



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