



**DERBYSHIRE'S**  
Estate Agents

Yarcombe Cottage Yarcombe, Honiton, EX14  
9BD

Nestled in the heart of the picturesque village of Yarcombe, this beautifully presented three-bedroom period cottage perfectly blends timeless charm with modern comfort. With driveway parking and an enviable village setting, this enchanting cottage offers character, comfort and countryside views in equal measure — a rare opportunity in one of East Devon's most sought-after rural communities



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Period Cottage
- Driveway Parking
- Three Bedrooms
  - Sun Terrace
  - Home Office
- Laundry / Utility Room
- Village Location
  - Chain Free
  - Must View

Yarcombe Cottage Yarcombe, Honiton, EX14 9BD  
£320,000

## **THREE BEDROOM PERIOD COTTAGE**

Nestled in the heart of the picturesque village of Yarcombe, this beautifully presented three-bedroom period cottage perfectly blends timeless charm with modern comfort.

Full of character, the inviting sitting room features a cosy log burner, ideal for relaxing evenings — while the spacious kitchen/dining room is the true heart of the home, complete with a traditional Rayburn that adds both warmth and rustic appeal. A separate laundry room, utility area and ground floor shower room provide practical convenience for everyday living.

Upstairs, the first-floor landing opens through elegant French doors onto a delightful sun terrace, a wonderful spot for morning coffee or evening drinks — and also leads to a dedicated home

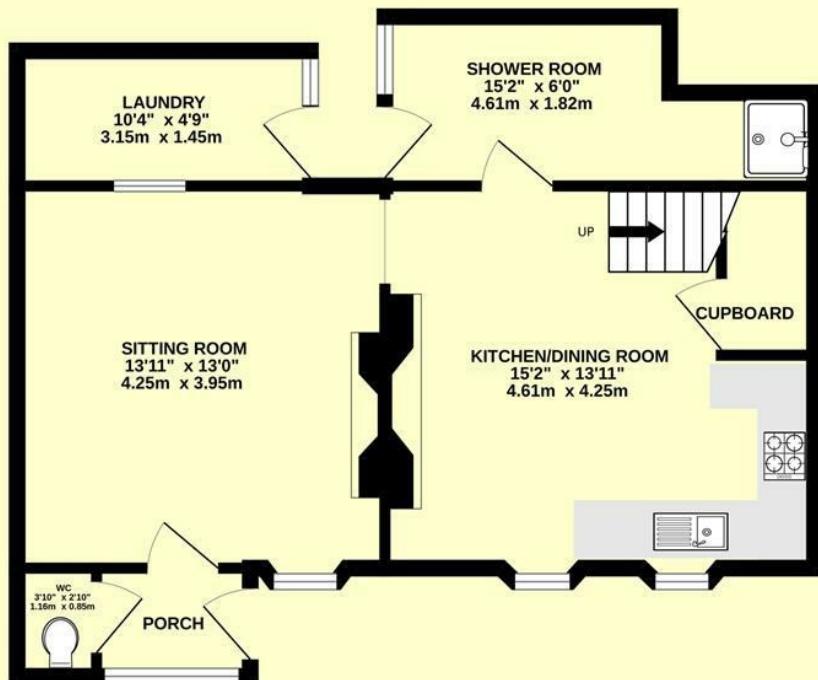
office, perfect for remote working. The stylish family bathroom boasts a classic roll-top bath, enhancing the cottage's period charm.

To the rear, the tiered garden is a true highlight, thoughtfully arranged with a pond and seating area positioned to take full advantage of the far-reaching views across the beautiful Yarty Valley.

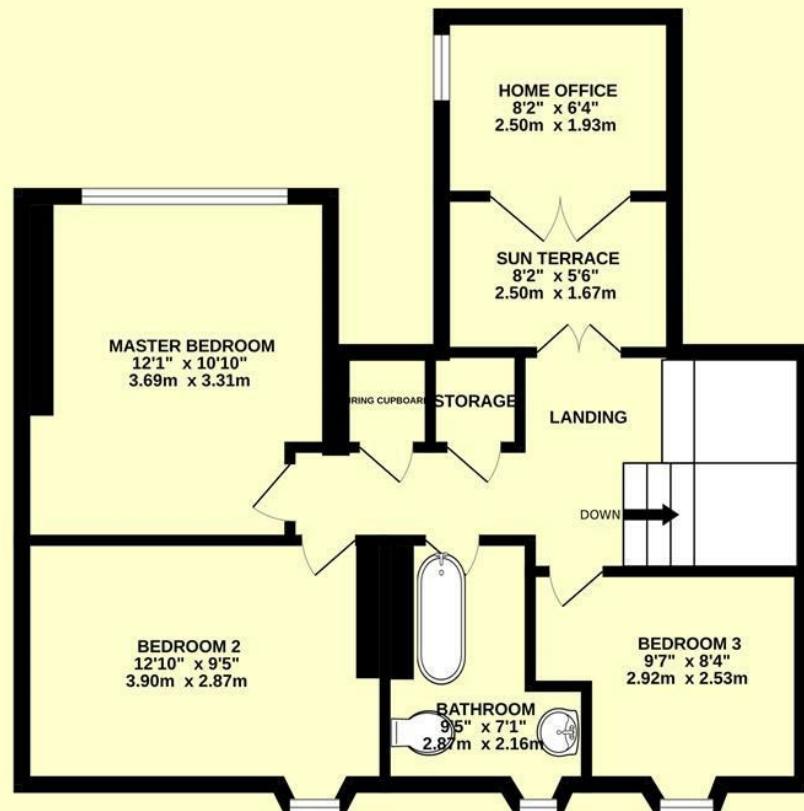
Whether entertaining or simply unwinding, this outdoor space offers peace and privacy in abundance.

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GROUND FLOOR  
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Directions -





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