



Beech House
Talaton | Exeter | Devon | EX5 2RQ

BEECH HOUSE



Beech House is an individual architectural designed property constructed approximately 17 years ago and extended by the same and current owners 7 years ago.



KEY FEATURES

This stylish and modern home is brimming with rural charm, with oak beams, doors and windowsills, exposed reclaimed brickwork, vaulted ceilings and beautiful countryside views. This property seamlessly blends country style and contemporary design within harmonious open plan spaces and thoughtful additions, which enhance both the functionality and the beauty of the property.

The front door opens into an inviting open plan entrance hallway featuring beautiful, engineered oak flooring with underfloor heating throughout the ground floor. To the left of the entrance is ample space for coat hooks and a convenient storage bench, as well as stairs leading to the first floor.

From the hallway, a large opening leads through to the high quality, shaker style kitchen with ivory and contrasting grey cupboard fronts and sleek black granite worktops which beautifully compliment the exposed brick wall. A kitchen island provides further storage and additional worktop space. The kitchen is equipped with a 5 ring gas range and electric oven, integral dishwasher and bins. There is an additional built-in cupboard currently used for recycling. A charming stable door provides access to the side of the property.

The ground floor cloakroom is just as stylish, with exposed brickwork, an oak shelf, and warm neutral tiles, with convenient PIR motion detection lighting.

The dining room is a large open space with an exposed brick wall and plenty of room for a large dining table and chairs, plus additional seating. This family room is full of natural light owing to its dual aspect, with a window overlooking the front and a large opening with oak beam through to the sunroom at the rear.

The sunroom features elegant slate flooring, with the back wall and corner glazed to create a striking and stylish feature that makes the most of the views of the surrounding countryside. Large sliding doors provide access to the paved patio and barbecue area to the rear of the property, offering the convenience of indoor/outdoor enjoyment.

The impressive and generously sized sitting room has beautiful engineered oak flooring and a reclaimed Victorian brick Inglebrook Fire place with multi fuel stove. This spacious room enjoys dual aspects, including French doors which open onto the patio.

Also located on the ground floor is a spacious double bedroom with an en-suite shower room, perfect for accommodating guests. Plenty of room is available for a double bed, freestanding wardrobes and seating.

A boot room / utility room completes the ground floor and also features slate flooring. PIR motion detection lighting conveniently lights up the room when it is in use. This practical room incorporates plenty of well thought out storage, including ample shoe storage, a sink and space and storage for a washing machine, drier, additional fridge freezer and drying airer.









SELLER INSIGHT

“*Beech House has been our happy home for 16 years. We fell in love with it as soon as we viewed it, and it's been a wonderful place to make memories with our family and friends. We've had the opportunity to be involved in an active village life, and Talaton has been a lovely place to call home. The village has many activities, organised events, and plenty of things to choose from, offering opportunities for both adults and children to get involved.*

Beech House is perfect for entertaining, both inside and out. We've enjoyed many summer evenings sitting outside on our patios, watching the birds and enjoying sunsets with friends. We've also had alfresco breakfasts and lunches, and as the evenings draw in, we warm up around a fire-bowl or gaze at the stars by our chiminea.

We've loved relaxing in our cozy home, especially during the winter. Our log burner and underfloor heating have been a haven on cold days, and we've enjoyed many breakfasts in our sunroom with stunning views. We've also had many special memories entertaining friends and family in our spacious family dining room, which is perfect for spreading out into the living room and sunroom.

*We've been lucky to live in a wonderful location, with a local pub, village shop, and post office just a short walk away. We've also enjoyed exploring the surrounding countryside and taking advantage of nearby train stations to visit London. Although we're no longer needing all the space and facilities of Beech House, we'll always treasure the memories we've made here and wish we could take many aspects of Beech House with us.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







An elegantly panelled staircase with carpet runner and decorative stair rods leads to the first-floor landing.

The spacious master bedroom is an elegant and tranquil retreat with a vaulted ceiling and well organised built-in storage. The nearby beautiful countryside can be viewed from the window. The spa inspired en-suite has a large walk-in shower enclosure and stylish wash hand basin with countertop sink sitting on an oak surface and 'hairpin' legs. Wooden touches warm up the space and add functionality with additional shelving.

Bedroom two is another great sized double bedroom, with a contrasting panelled wall and ample space for several wardrobes and storage. Excellent ceiling height has been created with vaulted ceilings, and the room enjoys a pretty outlook over fields and countryside.

The third double bedroom also enjoys the same pretty rural views and benefits from a built-in wardrobe.

The principal bathroom is generously sized and enjoys vaulted ceilings, with Velux windows enhancing the sense of space and light. A large freestanding roll top bath on an oak stand is situated beneath a small high-set window, complemented by a oak shelf running along the width of this area, a perfect place for displaying toiletries and decorative items. The shower enclosure benefits from its location under a Velux window, enjoying an abundance of natural light and also offers built-in storage.

The final fifth bedroom is currently utilised as a spacious and organized study/home office , doubles as an occasional bedroom, offering versatility. It features built-in storage, ensuring a clutter-free environment. The airing cupboard is also located within this room. Another room benefitting from countryside views.













Outside space:

The front gate opens into a front garden with raised lawns and a patio area and on one side shaded by a mature Copper Beech tree. A gravel pathway leads to the front door and extends around both sides of the property. the side area is a perfect location for a garden and log store.

The low maintenance rear garden is accessed via a double gated private driveway with ample parking that can accommodate up to 7 vehicles and a double garage with power and lighting. It is predominately laid with gravel, complemented by pretty curved paving and well-tended flower beds and an oak tree. There is also another large double log store situated to the rear of the garage.

The outside benefits from an Irrigation system at both the front and rear gardens.

To the rear of the property is another patio area with pergola with ample space for seating, perfect for barbeques and alfresco dining, and accessible from the sunroom, sitting room or utility/boot room. The patio has a brick border and flower beds. Beautiful views of fields and countryside can be enjoyed. Also at the rear of the property is a hot and cold outdoor shower, perfect for muddy wellies or dogs, and PIR lighting.





INFORMATION

Area information

Beech House is situated in the centre of the village close to the village shop with post office, church, parish hall and village country inn.

Talaton village is a charming rural location with a range of amenities, including the Country Inn, Village Shop with Post Office, Parish Hall, and Church. The area is well-served by schools, with Kings School located just 2.5 miles away and Colyton Grammar School within reach. Commuters will appreciate the nearby train stations, including Feniton and Wimple, which offer free parking and direct links to London Waterloo. Additionally, Tiverton Parkway is just a 20-minute drive away, providing access to London Paddington. The village is conveniently located near major roads, including the A30, A303, and M5, and is just a short drive from Exeter and Honiton. With its proximity to the coastal towns of Sidmouth and Exmouth, Talaton offers the best of both rural and coastal living. Ottery St Mary, with its local shops, supermarket, and medical centre, is also just 2.5 miles away.

Services:

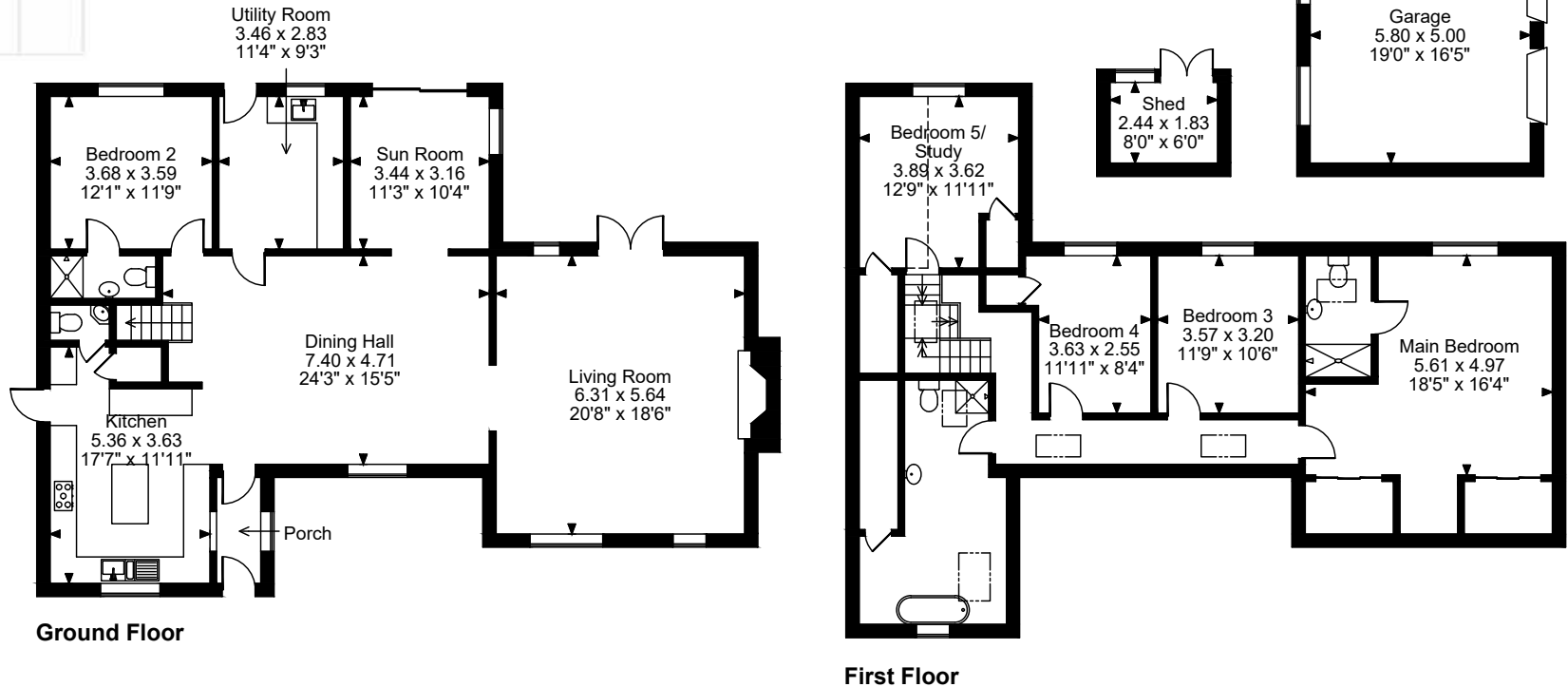
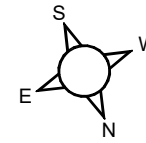
- Bulk Gas central heating, mains electricity, water, drainage.
- Local authority - East Devon District Council
- Fibre Broadband speed up to 900Mb



Council Tax Band: F
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	40 D	67 D
39-54	E		
21-38	F		
1-20	G		

Beech House, Talaton, Exeter, Devon
Approximate Gross Internal Area
 Main House = 2520 Sq Ft/234 Sq M
 Garage = 312 Sq Ft/29 Sq M
 Shed = 48 Sq Ft/4 Sq M
Total = 2880 Sq Ft/267 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8600636/SS



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Exeter
23 Southernhay West, Exeter, Devon EX1 1PR
01392 573900 | exeter@fineandcountry.com

