



Luton Barton Bungalow , Honiton, EX14 3HZ

Offers in excess of £800,000





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- Four Bedroom Detached Bungalow
- Living Room
- Family Shower Room
- Double Garage And Numerous Outbuildings
- 1.7 Acre Field
- Kitchen/Diner
- Utility Room
- Master Bedroom With Ensuite
- Landscaped Gardens and Vegetable Plot
- The Kings School Catchment



This four-bed detached bungalow is located in Luton, East Devon. It comprises a modern kitchen diner; good-size living room direct access to the gardens; utility room; family shower-room and four bedrooms including a principal ensuite. Outside, it has a good-size tastefully landscaped garden and a 1.7acre field. Inside, the property has been lovingly curated with great attention to detail with stylish Karndean, Slate and Limestone flooring; an 8-ring induction hob, AEG multi function steam oven and Aga in the kitchen and feature fireplaces in the living room and principal bedroom. It is ideally situated in a rural location in The King's and Payhembury School catchments, a mile from lively Payhembury village, yet with excellent access to the M5. As such, it makes an ideal property for those looking for a countryside base with plenty of inside and outside space with great access to the Westcountry and beyond.

Walkthrough

This four-bed bungalow with extensive gardens and land is tucked just off a country lane in rural East Devon. As the front door opens into a welcoming entrance hall, tastefully decorated with stylish Karndean floors, it is clear that the property has been modernised with a keen eye to detail. The hall connects the principal bedroom (first right); the remaining three bedrooms, a family shower-room and separate W/C (around a corner to the left); and the kitchen/dining room and sitting room beyond (to the right).

Heading first into the kitchen/dining room reveals a

striking custom built kitchen with hand painted units, Welsh limestone floors and Kashmir granite worksurfaces. The Kitchen has a two door oven - oil fired Aga; an AEG multifunction oven; an 8-ring induction hob (with Miele extractor); an integrated wine cooler; and a Frankie sink overlooking the front garden. There is a breakfast bar (also of granite) which offers further worksurfaces as well as additional storage to supplement the already ample storage within the hand-painted high and low units, drawers and open shelves. In addition there is space for a six-seat dining table and a full size cupboard within the dining area.

To the left, a glass-panelled door opens to a connecting hall with Brazilian slate floors that connects the kitchen to the adjacent utility room and the sitting room beyond; it also has a door providing access to the garden. The utility is a good-size room which offers considerable additional storage and worksurfaces, a further sink and space with plumbing and electrics for a washing machine, drier and dishwasher. There is an additional storage cupboard and a door to the side garden.

The sitting room benefits from plenty of natural light from a full wall window overlooking the garden and double doors that provide direct access to the garden.



There is plenty of space for a triple sofa and additional seating and furniture. The sitting room also has a log burning stove.

Returning to the sleeping areas, the principal bedroom is an ensuite room with its own Contura log-burning fire for cosy winter nights. It is a generously proportioned room with plenty of space for additional furniture in addition to the double bed. The ensuite is tastefully decorated with porcelain tiles throughout: it includes a bath, walk-in shower, cabinet-top basin and heated towel rail. There are two additional double bedrooms and a third single bedroom currently used as a home office. One of the double rooms benefits from double sliding doors that overlook the garden with the other double facing out

over the front of the property. The family shower-room has a shower, W/C, basin and heated towel rail, with an additional separate W/C located in the adjacent room.

Outside the property benefits from an extensive hedge-bordered garden tastefully landscaped into a number of different zones. These include a near-house area of gravel used for outside seating; areas of border with flowers and mature plants; mature trees; a fenced-off vegetable patch and good-size areas of lawn. There are also a number of outbuildings including a large greenhouse, garden shed and two stables, one of which is currently used as a workshop, a feed store and a log store. There are further areas of lawns and borders with mature shrubs and trees to

the front of the property. A gate to the rear of the main garden opens onto the property's approximately 1.7 acre field. The total area of the property including field, gardens and house is 2.5 acres.

The property benefits from a double garage with parking for additional vehicles on the drive. It is on mains electric, water, has a septic tank and oil fired central heating.

Location

Luton is a small hamlet just over a mile from the nearby village of Payhembury with its thriving community shop and post office, pub, garage, school and 12th century church. Payhembury is very much alive and, under normal circumstances, the community organises many village events (including the village cricket mentioned above!). Beautiful walks through the surrounding countryside start at the front door of the property, yet despite its rural location, Luton is very well connected with the M5 junction 28 only 6 miles away. Train stations at Feniton (3 miles) and Tiverton Parkway (11 miles) provide access to two separate train





lines, providing direct connections to Exeter, London, the Midlands and the North of England. Exeter Airport is also within easy reach (12 miles). Nearby towns of Cullompton and Honiton provide supermarkets, coffee shops, restaurants and leisure facilities. For more options and variety, the cathedral city of Exeter is only 20 miles away and the beautiful SW coast is only a 15 mile drive.

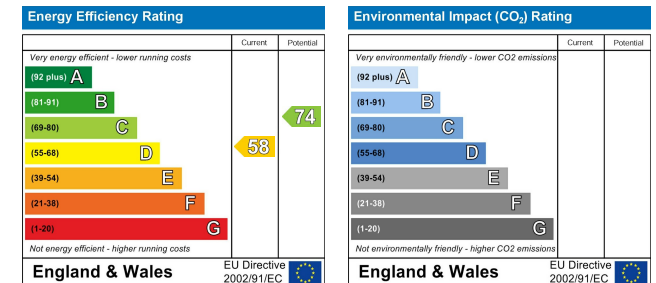
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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