



Acacia House , Honiton, EX14 3HT

Guide price £600,000





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- Four Bedroom Detached Family Home
- Kitchen
- Master Bedroom With En Suite
- Off Street Parking And Garden
- Ground Source Heat Pump
- Living Room And Separate Dining Room With Bi-Fold Doors
- Downstairs W/C
- Family Bathroom
- Large Fully Boarded Loft
- The Kings School Catchment



This four-bedroomed, detached property is located very close to the centre of sought-after Payhembury. It is spacious and makes great use of wood and glass to provide an overall impression of space, light and rustic charm. It offers a spacious living room; fitted kitchen and good-size dining room both with bifold doors opening onto the property's outside space; four bedrooms including an ensuite principal with walk-in wardrobe area; a family bathroom with walk-in shower and a converted loft offering options for a home office/playroom. Outside the property offers a versatile space that could be configured as parking or garden as desired and is linked to the road by an archway that could be used as an entrance, car port or garage as desired. Payhembury offers a great range of local amenities, is in the catchment of outstanding rated The Kings School and benefits from access to the M5 and A303. As such, the property is perfect for those looking for a spacious, light and charming family home located close to a village centre and with easy access to local transport links.

Walk through

This four-bed, detached property is located a short distance from the centre of the charming rural village of Payhembury. As the front door opens onto the spacious entranceway that connects to the living room to the left and the kitchen to the right. Straight ahead double doors open to a dining area, beyond which bifold doors open to the outside. This means that light flows through the property and the outside can be seen clearly on entering. Also immediately apparent is the attention to detail with stylish tiled floors, wooden door frames and skirting and glass panelled doors to all rooms. To the right of the entrance a wooden staircase leads to the first floor and

a generous store cupboard is located at the end of the passage behind a solid wood door. To the left of the entrance, behind a similar wooden door is a downstairs W/C. The overall impression is one of light, space and rustic charm.

Heading first to the sitting room reveals a good-size room with plenty of space for two two-person sofas and ample additional furniture. The room is well lit with single windows on two walls, quadruple windows facing over the garden window and glass paned doors that open to the dining room and entranceway.

Moving through the doors to the rear, the dining area offers plenty of space for a six-seater dining table with excellent access to the properties outside space. Bifold doors slide back joining the room to the patio and space beyond whilst an open plan arch connects the room directly with the kitchen.

Heading through this arch, opens into a fitted kitchen that offers ample storage and worksurface space with high and low units on two walls, and a peninsular breakfast bar. The kitchen includes a double oven with hob and extractor, sink and the space and electrics for a large fridge-freezer. It has triple, bifold doors that open onto the outside space meaning that on sunny



The property has under floor heating throughout provided by a very efficient underground source system (there are 2 x 80 meter bore holes with a heat source electric pump). Its on mains water and sewage.

There is no onward chain.

Situation

The property is located close to the centre of the thriving rural village of Payhembury, less than a 0.1 miles from the community run village stores. Payhembury is well served for amenities with its own community-run shop and post office, popular village hall, pub, garage, tennis courts and playground and well-respected Primary school (all within approximately 200m). It has a 13th Century church and is in the outstanding-rated The King's secondary school catchment, with a bus to well-respected Colyton Grammar school available from neighbouring Feniton (2 miles). As a village it is very much alive and the community organises many local events.

The surrounding countryside is available from the front

days the entire front of the property can be open to make the most of outside.

Heading upstairs from the entrance hall leads to a landing that connects the property's four bedrooms the family bathroom, two store cupboards and a door that leads up to the loft room. The principal bedroom is a spacious, ensuite room with a dressing area/walk-in wardrobe in addition to a second, fitted wardrobe. The ensuite includes a walk-in shower, basin and W/C and has heated towel rails. All bedrooms look to the rear of the property over the outside space and one has fitted wardrobes. The family bathroom, located at the far end of the landing from the principal bedroom, includes a dual basin cabinet-top sink, walk-in shower and W/C.

Heading through the wooden door on the second floor leads upstairs to a large fully boarded loft. This is a good-size that stretches the width of the property. It benefits from three Velux windows and would work well as a home office / playroom.

Outside, the property benefits from a versatile area of fully fenced outside space which currently includes a near-house paved patio area and a larger area of gravel. This area could be configured to meet the new owners' desires for garden, hard standing and/or off-street parking. The outside space is connected to the road by a covered archway that could be used as a car port or enclosed as a single garage adding to the options available.





door of the property, yet despite its rural location, Payhembury is very well connected with the A30(A303) at Honiton only 6 miles away and M5 junction 28 only 8 miles away. Train stations at Feniton (c. 2 miles) and Tiverton Parkway (12.5 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 16 miles away and the beautiful SW coast is only a 14 mile drive.

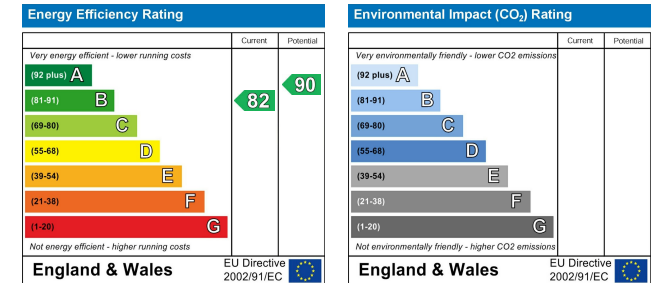
Floor Plans



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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