



**Robert
Williams**

SALES | LETTINGS | AUCTIONS

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Guide Price
£750,000
Freehold

Stockland
Honiton
Devon
EX14 9EF

Stockland, Honiton

A spacious four-bedroom property in the picturesque village of Stockland, set in a large plot with views overlooking the church.

Planning permission granted for a replacement dwelling to maximise the options available for this large and attractive plot.

NO ONWARD CHAIN.

The situation...

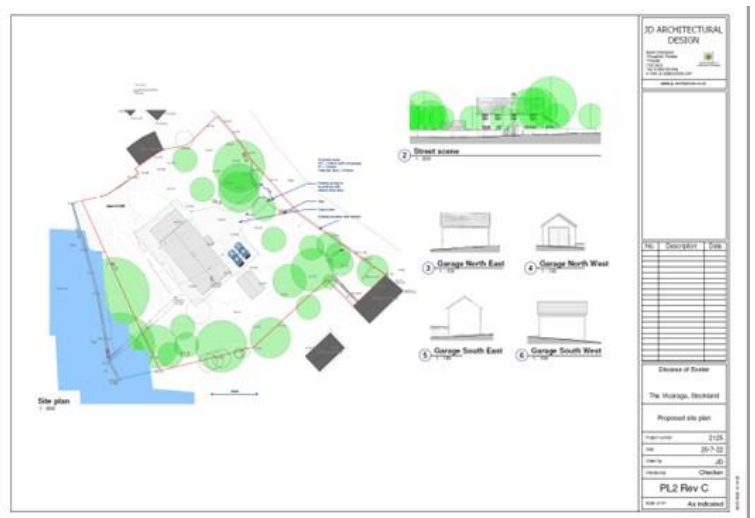
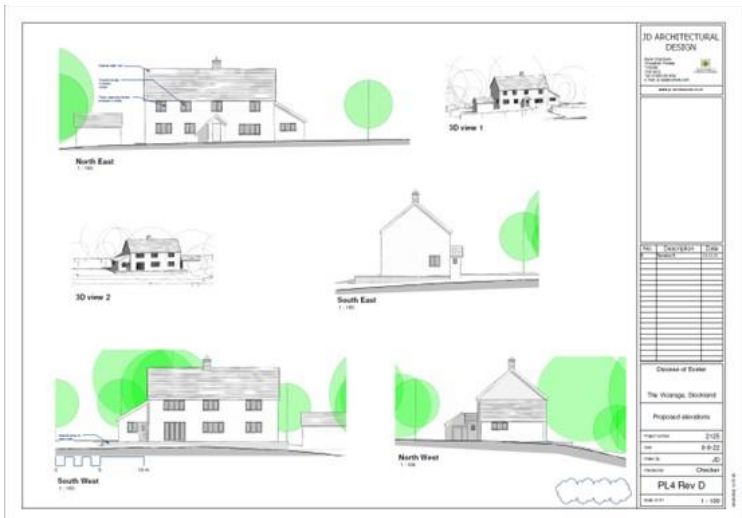
The village of Stockland is situated within The Blackdown Hills, an area of outstanding natural beauty. The property itself is in the heart of the village overlooking the St Michael and All Angels 15th century church.

The village boasts a primary school which has regularly achieved an outstanding Ofsted rating, a village hall and sports field which is home to the pre- school, and The Kings Arms Pub which has in recent years been bought by the community trust.

The closest towns are Axminster and Honiton, approximately 5 and 6 miles away respectively.



Planning permission has been granted for a replacement dwelling, the elevation and site plans are shown below. For more information see the East Devon council planning portal ref: 22/1328/FUL.



Key Points

Local Authority: East Devon District Council

Council Tax Band: D

Heating: Oil Fired Central Heating

Services: Mains water and foul drainage

EPC Rating: E

- SPACIOUS FOUR BEDROOM HOUSE
- POTENTIAL TO BUILD ATTRACTIVE REPLACEMENT DWELLING
- QUIET VILLAGE LOCATION
- LARGE GARDEN
- GARAGE
- OFFROAD PARKING
- COUNTRYSIDE VIEWS
- NO ONWARD CHAIN

The Property...

Upon entering the property there is a porch which then leads into the hallway. Leading off from the porch is the study which has sliding doors out onto the garden and a skylight making it a lovely bright space. Then in the main body of the house, coming off from the hallway are the living room and the kitchen. The living room, with feature fireplace, also has sliding doors which open out onto the garden with views over the Church, it leads into the separate dining room which also connects to the kitchen giving potential for a large open kitchen/diner or an open living and dining room. The kitchen is fitted with plenty of counter space and wall and base units, as well as a built in larder cupboard. To the side of the kitchen is a separate utility room which has a door out onto the rear garden. Also on the ground floor is a large under stairs storage space, and a WC.

On the first floor are the four bedrooms, the bathroom, and separate WC. The bathroom is fitted with a sink and bath with shower above.

Outside the property there are large gardens which wrap around the entirety of the building, with a great range of mature trees and hedges.



Time to find out more...

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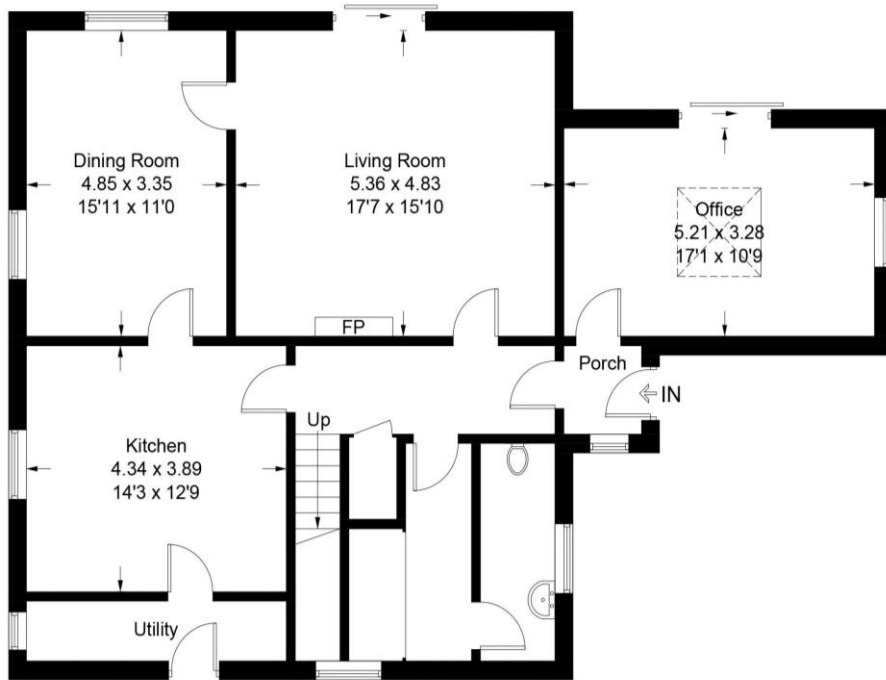


80 agents in the South West

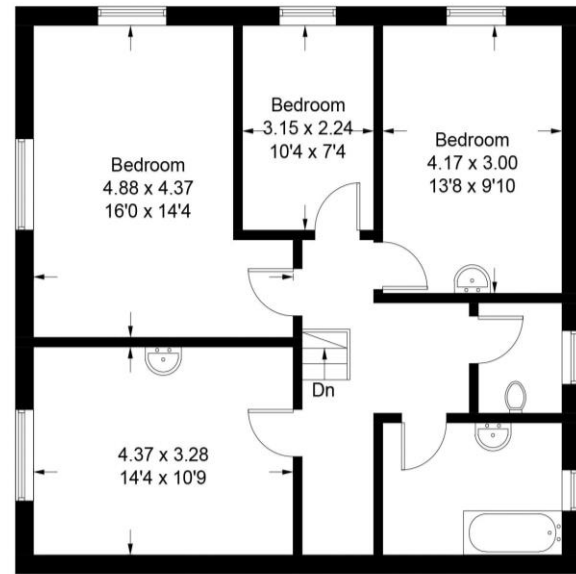


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Ground Floor



First Floor



Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.