



# YARCOMBE

HONITON, DEVON, EX14 9BD



**Robert Williams**

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“ Detached family home with extensive gardens, garage & parking located in the East Devon village of Yarcombe.”





# YARCOMBE

HONITON, DEVON, EX14 9BD

A spacious four bedroom detached home set in a large plot of approximately 0.6 acres. Located on the outskirts of the village of Yarcombe, the property also benefits from three reception rooms, kitchen, separate utility and parking/garage. Yarcombe is a pretty village in The Yarty Valley with a public house and village hall. NO ONWARD CHAIN.

## THE PROPERTY

The downstairs accommodation comprises inner hallway, WC, reception rooms and kitchen. The living room has patio doors to the front patio/garden and an open fireplace. It leads through to the dining room at the rear of the building while the study is located at the front of the house. The kitchen flows through to the utility room that features a door to access the garage.

On the first floor are the four bedrooms and the family bathroom with a white three piece suite with separate shower cubicle.

Outside there is a parking area & single garage. The gardens extend around the house with lawn areas as well as mature borders & trees.

The property benefits from Solar Panels owned by the property and on a 25 year 'feed in' deal that commenced in 2012..

## THE LOCATION

The peaceful location on the edge of Yarcombe is adjacent to church and old Vicarage. The village is approximately 6 miles from Chard, 8 miles from Honiton and 12 miles from Taunton.

4  bedrooms 1  bathrooms  
3  receptions 5  car spaces

**Local Authority:** East Devon Council

**Council Tax Band:** E

**Tenure:** Freehold

**Heating:** Oil Fired Central Heating

**Services:** Mains water and drainage

**Energy Efficiency Rating:** C







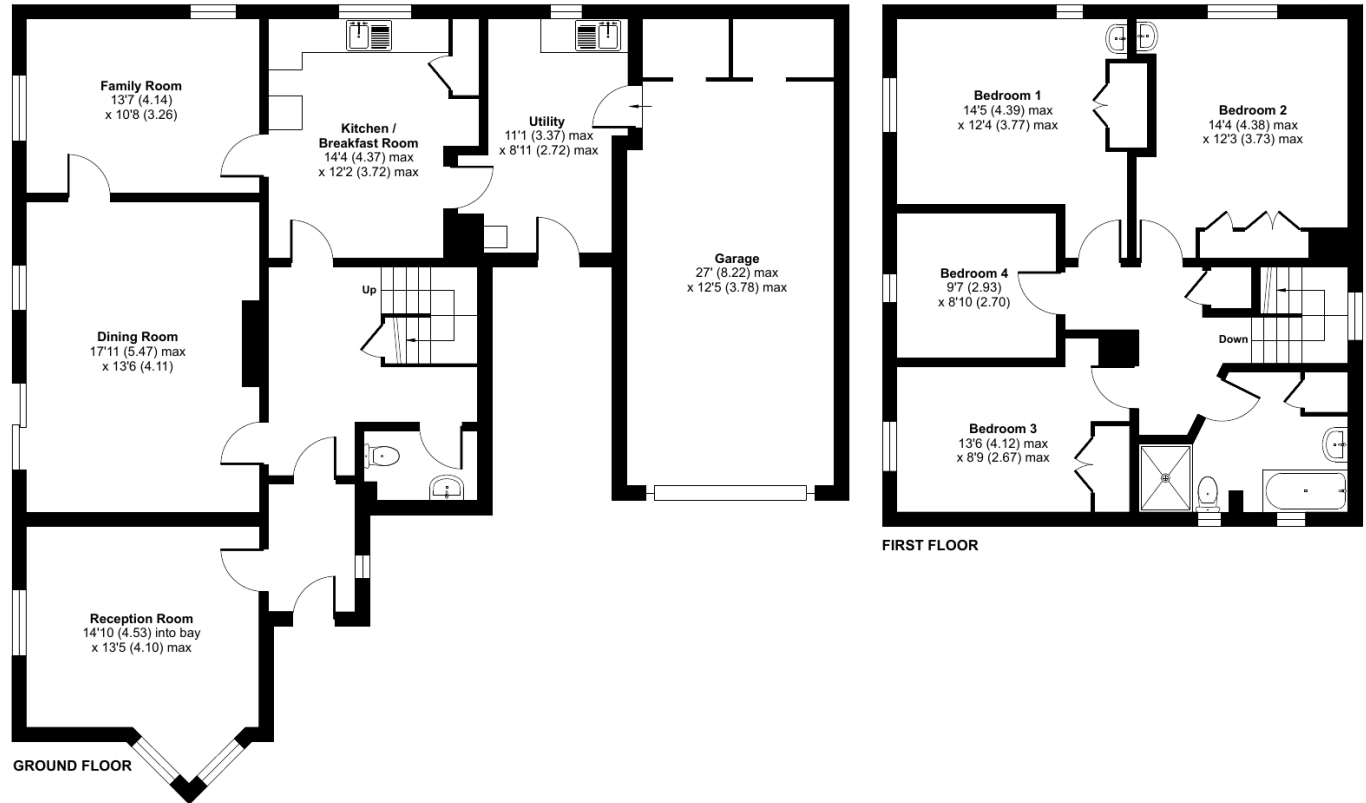
## Vicarage, Yarcombe, Honiton, EX14

Approximate Area = 1801 sq ft / 167.3 sq m

Garage = 317 sq ft / 29.4 sq m

Total = 2118 sq ft / 196.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Robert Williams Ltd. REF: 1288754



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.