



Splatt Hayes, Buckerell, Devon





A charming **17th century cottage** with a separate one bedroom cottage set in just under two acres in a small rural village.

Summary of accommodation

Splatt Hayes

Hall | Cloakroom | Sitting room | Dining room | Kitchen/breakfast room | Downstairs double bedroom with en suite bathroom

First floor sitting room/bedroom eight | Principal bedroom with walk-through shower room | Two further double bedrooms with en suite shower rooms | Two further double bedrooms | Single bedroom | Family bathroom | Family shower room

Pantry House

Living room | Kitchen | Shower room | First floor double bedroom with en suite shower room | Paved garden

Attached single garage | Parking | Party barn | Further outbuildings | Garden | Orchard | Paddocks | Pond | Woodland

In all about 1.99 acres (0.81 hectare)

Distances

A373 1.2 miles, Weston 1.5 miles, A30 2.2 miles, Honiton 3.5 miles Junction 28 M5 8.5 miles

Exeter Airport 10.5 miles, Weston Beach 11 miles, Exeter city centre 15.5 miles

(All distances and times are approximate)



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Location

Splatt Hayes is situated in the small village of Buckerell backing onto open countryside. Because of its small size the village only has a parish church but is only three and a half miles from the centre of the small market town of Honiton.

The town has an excellent selection of shops and local businesses and three large supermarkets, Tesco, Aldi and Lidl, which are just a 10-minute drive away. The closest pub (The Otter Inn Tripadvisor 4.5) is in the neighbouring village of Weston and there is a wide choice of pubs and restaurants in Honiton and the local area.

Transport links are good too. The A30 and A373 connecting to Exeter and the M5 are both just north of the town and Honiton train station provides direct services to Exeter St. Davids (26 minutes) and Waterloo (2 hours 50 minutes). Exeter International Airport is 20mins away.

The area also offers a wide choice of popular schools from both the state and independent sectors. The choice from the latter includes Blundell's School, The Maynard School and Exeter Cathedral School, all within a 15-mile radius.



Splatt Hayes

Backing onto a narrow lane as it exits the village, Splatt Hayes is a characterful cottage set in just under two acres incorporating a pretty garden, orchard, four paddocks, pond and woodland. The cottage is laid out in a U-shape, with the oldest, central section believed to date from 1605. The exterior walls of the original cottage and a later wing are covered in white-painted render under a traditional thatched roof of Devon reed, with a second, subsequent wing of red brick under a slate roof. It is Grade II listed and extremely well presented retaining many original architectural fittings including chamfered ceiling beams, exposed roof timbers, flagstone flooring and an early 18th century fireplace made of hand made bricks, which was fitted with a wood-burning stove four years ago.

The cottage also has an east-west axis and so catches the best of the light throughout the day. It has been the home of the current owners since 1994 and has been sympathetically refurbished to a very high standard.

The number of rooms have enabled the cottage to operate as a successful bed and breakfast business for many years, with the layout affording privacy for both homeowners and paying guests alike (see www.splatthayes.co.uk).



The ground floor has two adjacent, light-filled reception rooms with windows on two sides that look out onto the garden, whilst the first floor has a second sitting room as part of the principal bedroom suite for use by the homeowner when the number of guests is very high. Also on the ground floor are a kitchen/breakfast room fitted with timber units and two-oven AGA plus a double bedroom with en suite bathroom that is ideal for those who are older or have limited mobility.

In addition to the principal bedroom suite, the first floor also encompasses two further double bedrooms with en suite shower rooms and three further bedrooms sharing a bathroom, shower room and separate WC.

Pantry House, outbuildings and grounds

The cottage is approached off the village lane via a shared entrance to a parking area and attached single garage beside the cottage. Beside it is Pantry House, which has a living room, kitchen and shower room on the ground floor plus an en suite double bedroom above.

The driveway continues further to an extensive parking area beside a large, contemporary, single storey party barn/conference studio and community use functions venue, incorporating a large central hall between a double storeroom on one side and a kitchen, shower room and WC on the other.



The property's pretty garden extends out behind and on one side the cottage to eventually surround the party barn. The garden consists of a paved terrace between the two wings of the cottage and a further paved terrace in one corner immediately behind the cottage.

Beyond is a level lawn fringed with mature trees and flowering shrubs plus a separate, paved garden behind Pantry House and a substantial outbuilding at the end of the lawn. Beyond the garden is a mixed orchard and goergeous paddocks fringed by mature broadleaf trees with a further area of woodland at the far end. One of the paddocks also encloses an attractive, circular pond.

Services

Mains water and electricity. Private drainage. Oil-fired central heating and AGA.

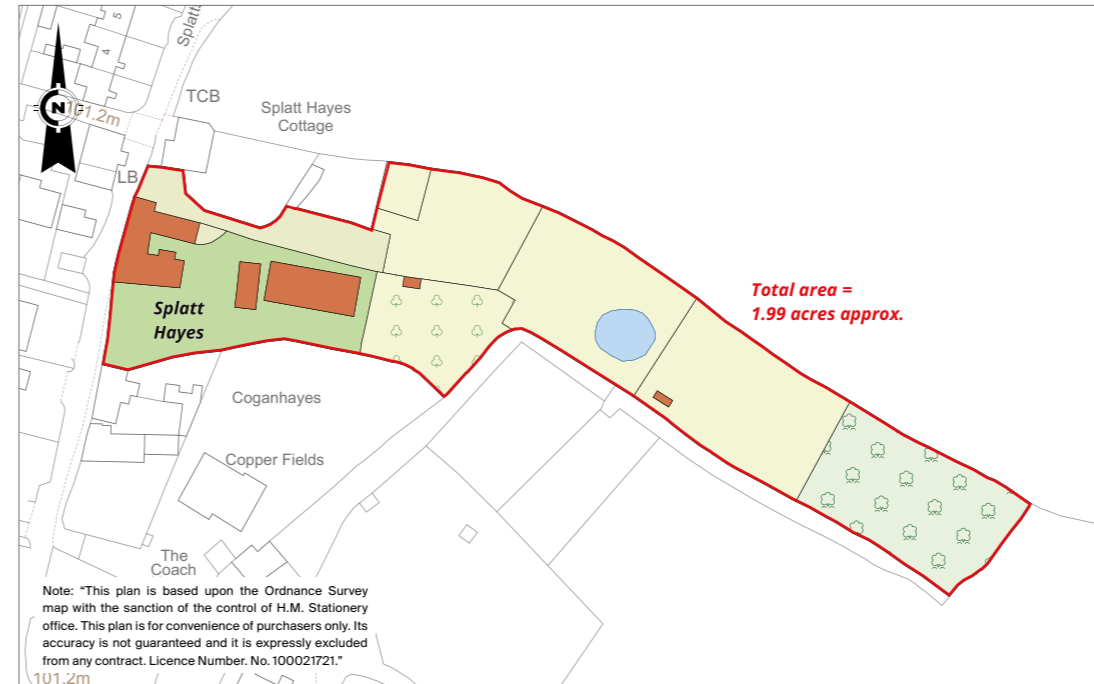
Directions (Postcode EX14 3ER)

what3words:///headstone.princely.insolvent

Take the Ottery St. Mary exit off the A30 and continue onto the B3177 towards Ottery St. Mary. Follow the road for half a mile and then turn right just before Curt Willis Motors. Continue for another half mile and turn right off a left-hand bend, signed to Buckerell. Drive for 1.2 miles to the village and then turn left, signed to Hembury Fort. The property will be found on the right after 150 yards. Carry on just past the cottage and turn into the parking area on the right.

Property information

Tenure: Freehold
 Local Authority: East Devon District Council (www.eastdevon.gov.uk)
 Council Tax: Splatt Hayes – Band B. Pantry House – Band A.
 EPC Rating: D
 Guide Price: £1,000,000



Approximate Gross Internal Floor Area
410.5 sq m / 4419 sq ft (excluding The Hall)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated March 2024.

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