

The Old Rectory, Feniton, Devon





An unlisted Edwardian former village rectory in a private setting looking out onto unspoilt countryside.

Summary of accommodation

- Porch | Hall | Sitting room | Dining room | Study | Playroom | Kitchen/breakfast room | Utility room | Larder | Cloakroom with separate WC
- Further cloakroom
- Principal bedroom with adjacent shower room | Five further double bedrooms | Family bath and shower room (dual access and en suite to Bedroom two | Further family shower room | Separate WC
- Parking | Former carriage house incorporating two garages, stable and hayloft | Garden | Woodland | Paddock
- In all about 1.41 acres (0.57 hectare)

Distances

- Feniton new village/station 0.5 mile (Exeter Central 19 minutes/Waterloo 3 hours 5 minutes), A30 1.75 miles, Honiton 4 miles
- Exeter Airport 9.5 miles (London City Airport 1 hour), Sidmouth Beach 10 miles, Exeter city centre 15 miles
- (All distances and times are approximate)



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Location

The Old Rectory is situated at the end of a private drive on the outskirts of Feniton old village with lovely views over the rolling hills of East Devon. The village has excellent amenities including direct train services to Exeter Central and Waterloo, a parish church, Spar convenience store, CofE primary school (Ofsted rated Good), sports and social club, private dental practice, hairdresser and pizza takeaway. The village is close to the market town of Honiton, which has a Tesco Superstore and a selection of local shops and businesses including GP, dental and veterinary surgeries. Exeter is also easily accessible, about with its many shops, restaurants and cultural venues as you might expect from a cathedral and university city. There are excellent local transport links with Exeter International Airport only 10 miles away and access to the M5 in 12 miles. The local area also offers a wide choice of schools both from the independent and state sectors including Exeter School, The Maynard and Exeter Cathedral School, which are all in Exeter itself, along with Blundell's School in Tiverton.

The property

The Old Rectory is surrounded by farmland and set back from the lane connecting the two parts of Feniton village. The lane itself has banks on either side topped by thick field hedging and the house is almost completely hidden behind a screen of mixed evergreen and broadleaf trees. Consequently, it enjoys a wonderful feeling of private peace and quiet. It dates from the reign of Edward VII and is a lovely example of a Church of England priest's residence. It is built of red brick under a hipped clay tile roof with tile-hung gables and tall, wide windows that give the interior a wonderful feeling of light and space. The house is very well presented and has clearly been a much-loved family home. It is unlisted and has well proportioned rooms with high ceilings that have retained their original architectural fittings, such as picture rails, several fireplaces, rich coloured timber floors, deep skirting boards and moulded door surrounds. The house is an inverted L-shape, with all four reception rooms and kitchen/breakfast room facing south or east looking out across the garden and the first floor bedrooms have views over the garden and the surrounding countryside. The sitting room is south-facing and has an open fireplace and a tall bay window that allows natural light to fill the room.



The kitchen/breakfast room has a timber floor and is fitted with a Westwood electric range cooker inset in the original range fireplace and has a walk-in larder. The centre of the house is well-lit by natural light flowing in through the tall stairwell window that has a far-reaching view of open countryside, with the galleried landing leading to all five bedrooms. The principal bedroom was formerly two rooms and is now an excellent size with an adjacent shower room for its sole use. The remaining four bedrooms share use of the family bath and shower room and a separate shower room.



Garden and grounds

The Old Rectory is approached up a 40-yard long gravel drive lined with tall, mature flowering shrubs and a mix of evergreen and broadleaf trees. The drive passes in front of the house and on to a gravelled parking area, where there is ample space for numerous cars. To one side of the parking area is an extended former carriage house incorporating two single garages, stable and first floor hayloft. This has potential as a self-contained annexe, subject to obtaining the necessary consents. The property's pretty, mature gardens wrap around the eastern and southern sides of the house with extensive level lawns bordered by flowering shrubs with rose beds close to the house. It consists of an extensive, level lawn fringed in places by shrub and rose close to the house. A belt of woodland underplanted with rhododendrons extends around the far side of the lawn, supplemented by a colourful mass of bulbs in spring and early summer. The northern edge of the garden is bound by a tall beech hedge, which provides additional shelter for the garden from inclement winter weather. To the north beyond the beech hedge is a level paddock enclosed by stock-proof fencing. In all the garden and grounds amount to about 1.41 acres (0.57 hectare).

Services

Mains water and electricity. Private drainage. Oil-fired central heating. Bottled gas for kitchen hob.

Directions (Postcode EX14 3EE)

what3words///twinkling.elephant.butlers

From Honiton head south-west on the A30 towards Exeter and take the first turning after the town signed to Feniton/B3177. At the end of the slip road turn left onto the B3177. Continue for half a mile and then turn right, signed to Feniton. Continue for about three quarters of a mile to the village. At the junction at the centre of the village, identified as a triangle of grass with a tree at its centre, bear left onto Broad Lane, signed to Honiton Station. After 80 yards bear right by a white-painted cottage, continuing onto Broad Road. The driveway entrance to the property will be found on the right after a quarter of a mile.



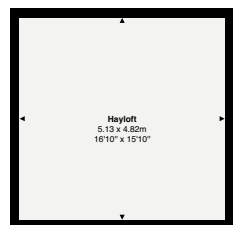
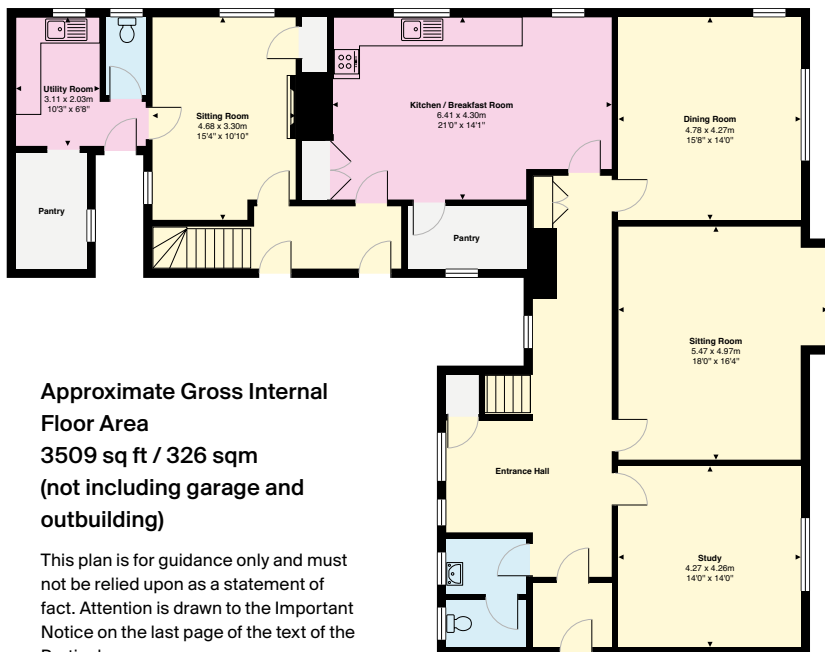
Agents note

There is a covenant on the field adjacent to the property preventing any form of development, thereby protecting the view. There is also an additional covenant imposed on its disposal by the Church Commissioners prohibiting the sale of alcohol or the opening of a brothel!

Property information

Tenure: Freehold
Local Authority: East Devon District Council (www.eastdevon.gov.uk).
Council Tax: Band G
EPC Rating: F

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

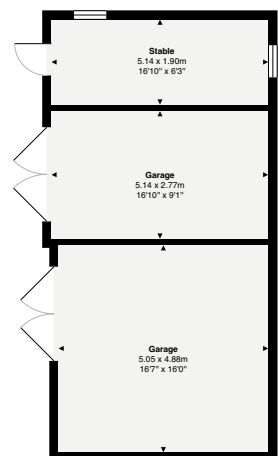


Outbuilding

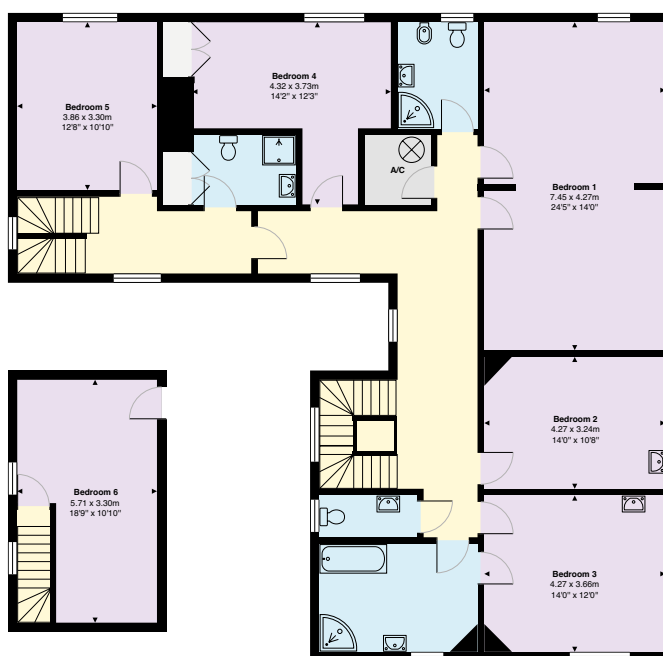
Approximate Gross Internal Floor Area
3509 sq ft / 326 sqm
 (not including garage and outbuilding)

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.

Ground Floor

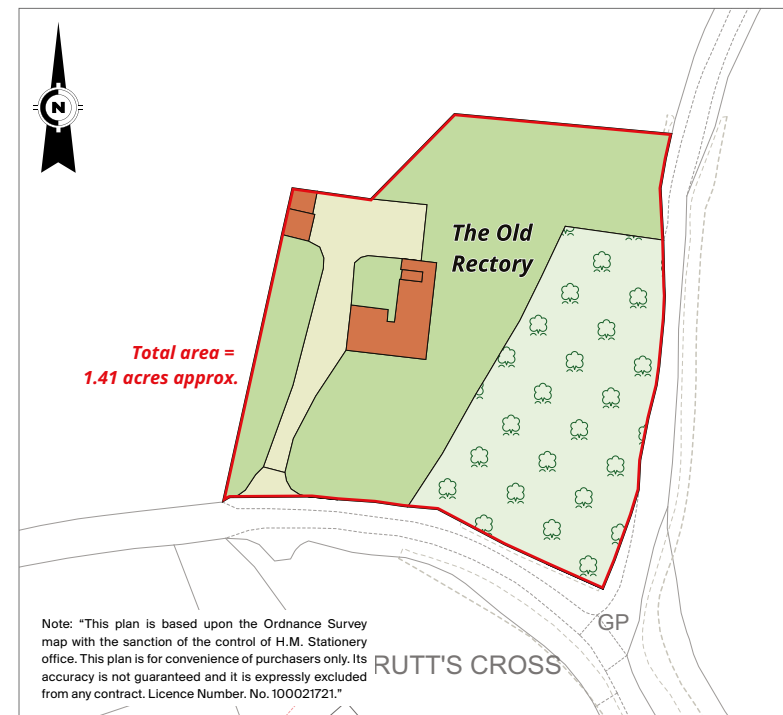


Garage



Second Floor

First Floor



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 April 2024.

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