



MANOR HOUSE

Colyford, Devon



A GORGEOUS 17TH CENTURY MANOR HOUSE IN A SOUGHT-AFTER, VILLAGE LOCATION CLOSE TO THE COAST

Manor House has been a wonderful family home for over five hundred years. It is full of character and charm and is tucked away in a peaceful position within a mature and pretty walled garden.

Summary of accommodation

Ground Floor: Hall | Sitting room | Kitchen/dining room | Study/gym

First Floor: Landing | Principal bedroom | Three further double bedrooms | Family bathroom

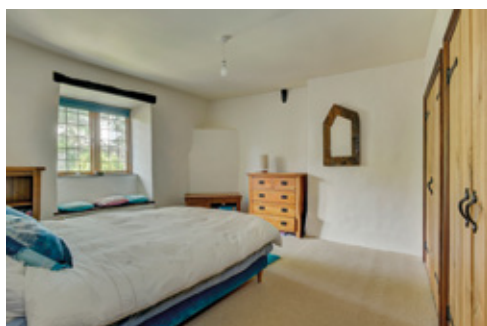
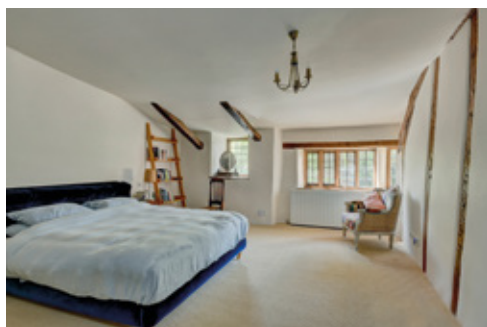
Outside: Parking | Garden store | Log store | Walled and terraced garden

In all about 0.34 acres



LOCATION

Manor House is situated near the northern edge of the large village of Colyford and only a seven-minute drive from Seaton Beach, a mixed shingle and sand beach set against a backdrop of cliffs and green hillsides. The village is a thriving community with about 800 residents with a parish church, post office, butcher, two pubs, and a strong sense of tradition including the annual Colyford Goose Fayre. Seaton is the closest town providing a choice of supermarkets including a Tesco superstore plus a range of local shops and businesses including GP and dental surgeries. The property also has easy access to the areas two main arterial roads, the A358 and the A3052 and Axminster, five miles away, has a mainline train station connecting to Exeter St. David's, Waterloo and Salisbury. The area also offers a wide choice of schools including Colyton Grammar School, which is just a 15-minute walk.



THE PROPERTY

Largely built during the 17th century but almost certainly with earlier origins, Manor House is a major part of a former manor house that was divided into three some years ago, therefore it is semi-detached. The house sits in a peaceful and private position near the edge of the village within a gorgeous, mature walled garden, with the house set below a series of two terraces that add to its sense of being tucked away. The house, which is Grade II listed, is built of stone, has leaded light windows and shelters under a traditional thatched roof of Devon reed with deep eaves. The interior has good sized, well proportioned rooms with reasonable ceiling heights. It is also full of period character with stout, chamfered ceiling beams, exposed roof timbers, window seats aplenty with views across the garden, a wide oak staircase plus several fireplaces including two inglenooks. The ground floor has a lovely sitting room whose inglenook is fitted with a wood-burning stove, a study/gym and a charming kitchen dining room equipped with an electric range cooker and an inglenook with a wood-burning stove for those cold winter nights. Upstairs off a long landing are four double bedrooms, which look out over the walled garden.

OUTSIDE

The property is approached off a short, no-through lane lined with contemporary family houses. It is set well back within its grounds, which are bound by tall, dry stone walling lined with a series of mature broadleaf trees standing sentinel along the walls. The garden extends around the house on three sides with a series of two terraces rising up on one side. The front part of the garden incorporates areas of lawn, a gravelled driveway with areas for parking and a timber garden store. Within the side and rear parts there are further areas of lawn, a deep herbaceous border on the upper terrace, a paved terrace with access to the kitchen and a timber log store.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water, electricity & drainage. Oil-fired central heating

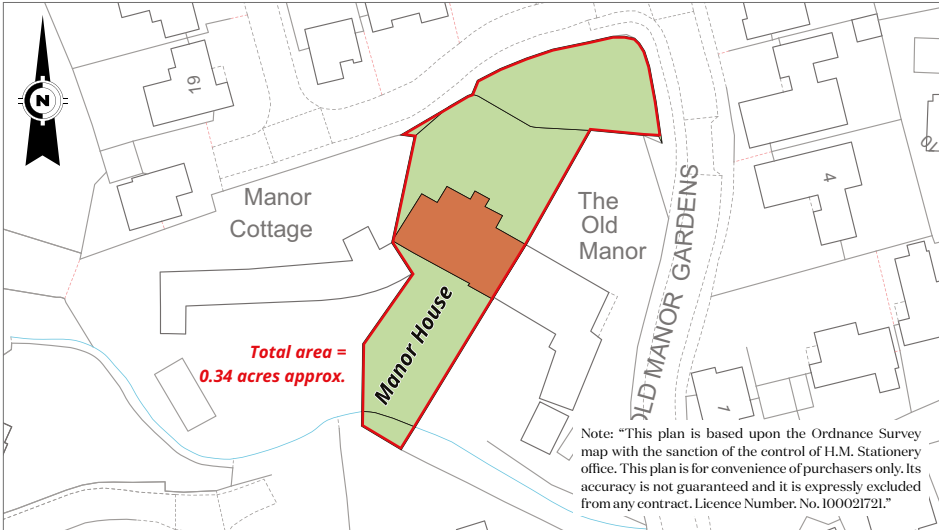
Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band G

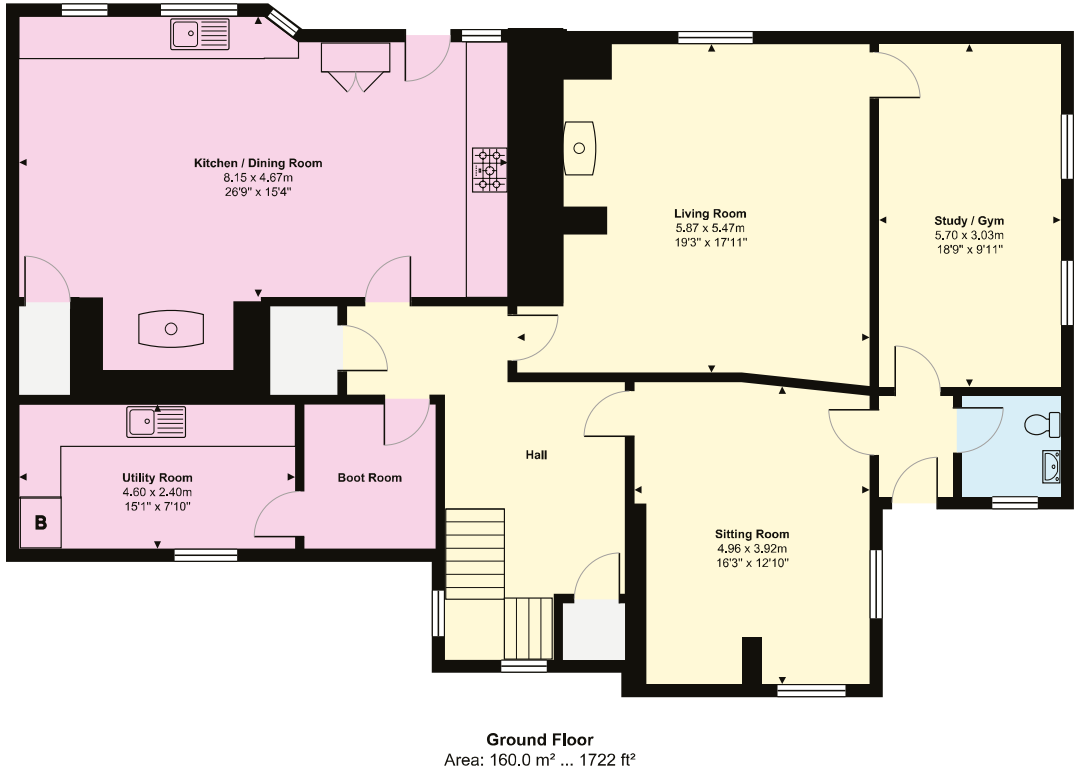
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Directions: Postcode: EX24 6TZ

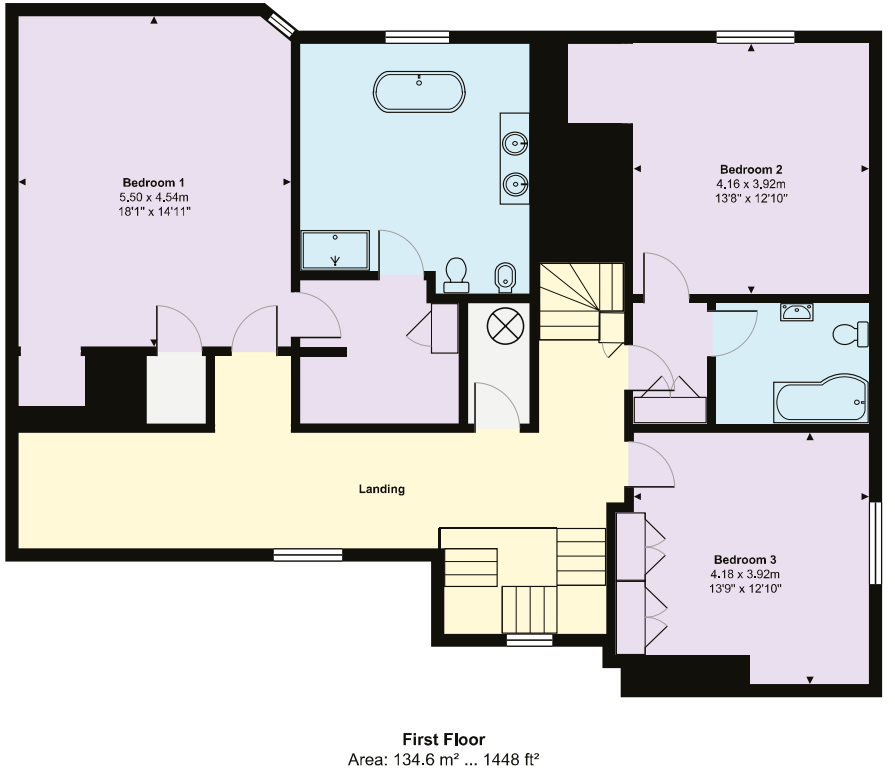
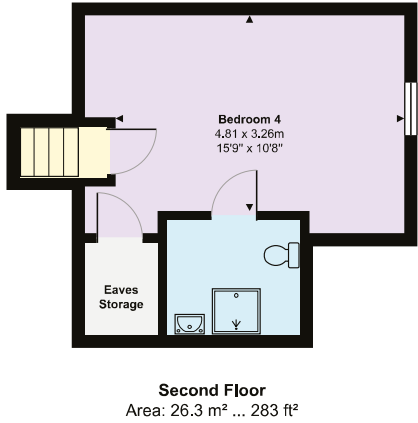
What3Words: ///broad.defensive.lampost



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



Approximate Gross Internal Area
320.8 sq m / 3453 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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