



1 Park Close,





# 1 Park Close,

Dunkeswell Abbey, Honiton, Devon EX14 4RP

Honiton 7 Miles; Taunton 15 Miles; Lyme Regis 21 Miles

**Five bedroom family home, set in approximately 1.5 acres, with stabling and a paddock.**

- Five bedrooms
- Uffculme School Catchment
- Fantastic countryside views
- Paddock 1.5 acres
- Freehold
- Large family room with log burner
- Main bedroom with dressing room
- Devon Rule 157
- Stabling and outbuildings
- Council Tax Band B

Guide Price £650,000

## SITUATION

This fantastic family home is situated in a small hamlet of Dunkeswell Abbey, close to the village of Dunkeswell, which is within the Blackdown Hills AONB. Dunkeswell has an attractive parish church and in the new village (1.8 miles away) the village boasts a village shop/post office, doctors surgery and a community hall. The nearby village of Hemyock is only 2.2 miles away and also provides a number of amenities, including: The Catherine Wheel public house, primary school, doctors surgery and village shop. This property is perfectly situated in the Uffculme School catchment area.

The popular market town of Honiton is 7 miles to the south and provides primary and secondary schooling, a sports and leisure centre with swimming pool and a range of restaurants, cafes, shops and supermarkets. Honiton is also located on the main Exeter to London Waterloo train line and has easy access to the A30 and the cathedral city of Exeter to the west. The county town of Taunton is 15 miles to the north, providing access to the M5 and a wider selection of shops and restaurants.





## DESCRIPTION

This five bedroom family home is situated in Dunkeswell Abbey, a quiet and peaceful hamlet close to the village of Dunkeswell. This property has been extensively extended and renovated and provides excellent accommodation throughout. The living room is a huge feature of this house, it forms part of the extension and is the perfect space for entertaining, there is a wood burner and large doors leading to the gardens. There is a modern kitchen and utility room, five bedrooms, one of which is on the ground floor. The accommodation also includes a family bathroom and the main bedroom benefits from a dressing area and ensuite. There are fantastic countryside views from most of the principal rooms.

## OUTSIDE

The land with this property is an enormous advantage it is approximately 1.5 acres, and the current vendors use the top field for horses. The gardens are mature and well established, with various areas created for relaxation. The garden also has areas to house chickens and grow vegetables, as well as a small orchard. At the top of the garden there is a stable block with 3 loose boxes as well as various areas for storage. From here the top field can be accessed where there is also a field shelter. The current vendor has stated there is the possibility of further land available to rent.

To the front of the property is driveway parking, and glorious views over the East Devon countryside.

## SERVICES

Mains electricity, private water and drainage. Gas boiler and burner.

## DIRECTIONS

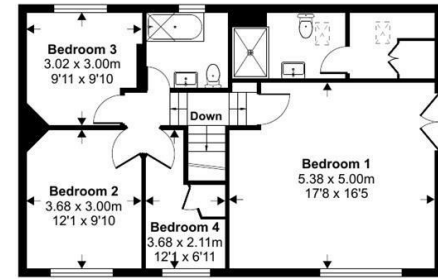
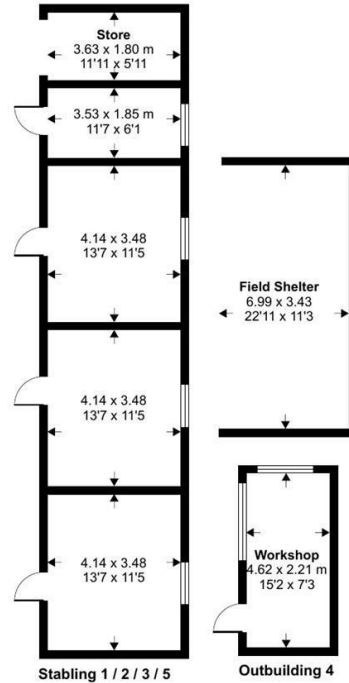
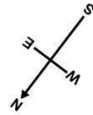
From the centre of Hemyock take the High Street out of the village towards Dunkeswell Abbey. Follow this road along and keep going until you see a turning on the right to Dunkeswell Abbey. Take this road and follow along. The property is on the left hand side.



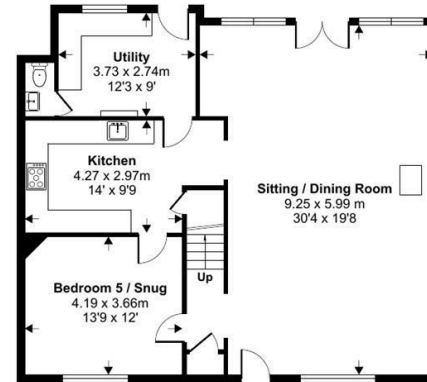


Approximate Area = 1865 sq ft / 173.2 sq m (excludes carport & field shelter)  
 Outbuilding = 651 sq ft / 60.4 sq m  
 Total = 2516 sq ft / 233.6 sq m

For identification only - Not to scale



First Floor

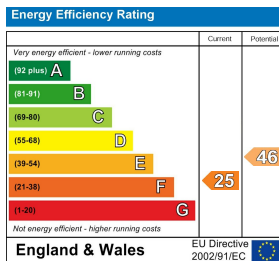


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Stags. REF: 984760

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Bank House, 66 High Street, Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London