



51 High Street,



# 51 High Street,

Honiton, Devon EX14 1PW

Exeter 17.6 Miles; Honiton Train Station 0.2 Miles; Sidmouth 9.6 Miles

Georgian property with retail ground floor and consent for apartment over.

- Historic Grade II Listed
- Beautifully refurbished
- Wonderful walled garden
- Retail ground floor
- Consent for 1st floor flat
- Garage
- Business Rates Not Currently Paid
- Freehold

Guide Price £375,000

## SITUATION

The property is positioned in the conservation area on the High Street of Honiton, which lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Just 10 miles from the stunning Jurassic coast, itself a natural World Heritage Site. The town has a comprehensive range of independent shops and cafes, as well as two primary schools and secondary schools.

Communication links are excellent with a direct rail service from Honiton Station to London Waterloo, whilst the A30 provides quick and efficient road access to the cathedral city of Exeter. As well as easy access to the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.



## DESCRIPTION

Thought to date from the early 18th century, the property is Grade II listed for its historical and/or architectural merit. The Georgian proportions have been restored and enhanced by the current owners, who have refurbished the building, replacing an existing extension to the rear with an impressive modern space which opens up to the beautifully landscaped gardens.

Listed building and planning permission remains as part of a substantially started scheme to convert the first floor offices with the addition of an external stair case to a residential apartment (Ref. 06/0182/FUL 06/0186/LBC, dated 17th March 2006).

The retail part of the property has been a successful gallery run by the owners, the business of which is not part of the sale, who have had informal lets on two of the first floor offices.

## GROUND FLOOR

Character retail space with large sash windows providing lots of natural light with oak flooring and feature fireplaces to the front and rear spaces. This opens to the modern extension, which provides a contrast with its vaulted ceiling and contemporary glazed end wall with double doors opening on to the garden. There is a WC and a kitchenette on this floor.

## FIRST FLOOR

On the first floor are three offices (one with low doorway) and a fitted bathroom off a central landing.

## WALLED GARDEN

Wonderfully planned and landscaped by the current owners this beautiful space has a large paved patio with paths flanking established borders and formal planting with mature specimen shrubs. At the end of the garden there is access to the garage.

## GARAGE

Access down a lane beside the property, the garage is thought to be a former cart shed.

## SERVICES

Mains gas, electric, water and drainage. There are two separate gas fired central heating systems one for the ground floor and another for the first floor.

## BUSINESS RATES

The rateable value of the property is calculated at £8,000 plus £1,050 and £820. There are currently no business rates payable.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



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.



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