



Udale Lodge



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Northcote Hill, Honiton, Devon, EX14 9TH

Honiton 1 mile; Sidmouth 10 miles; Exeter 18.1 Miles

Stylish modern bungalow with views
in 0.32 acres. Subject to AOC.

- Built in 2016
- Under floor heating
- Established gardens
- Freehold
- Subject Agricultural Occupancy Condition
- Air source
- Option to rent 8.9 acres
- Council tax band D

Guide Price £425,000

SITUATION

Located just outside the market town of Honiton, the property has superb views down the Otter Valley towards Dartmoor on a good day.

Honiton centre, about 1 mile away, provides schooling, independent shops and recreational facilities, supermarkets, Community Hospital, and a twice weekly street market. A mainline station with trains to London Waterloo and Exeter Central, together with the A30, ensure good communication links.

Exeter provides a wider range of facilities including an international airport, access to the M5 and a mainline station on the London Paddington line. The East Devon coast is about a 25 min drive.



DESCRIPTION

Built by the current owners about 7 years ago, the property was designed by local architects and constructed by local crafts people using a Scotframe SIP construction panel providing an efficient insulated modern home, subject to an agricultural occupancy condition (AOC).

The accommodation includes a lovely entrance hall, sitting room with vaulted ceiling with doors opening to the west facing garden, a double aspect kitchen largely facing the garden to the west. There is a utility/boot room with WC.

There are three bedrooms, plus a study/office/4th bedroom. The main bedroom with ensuite bathroom. There is also a family bathroom.

OUTSIDE

Off the shared drive to the former next door nursery is a drive and parking area for several cars, well screened by planted tree and hedge lined banks.

To the east of the house is an elevated paved patio with timber shed/office and a further timber store with steps to the front door and sheltered lawn area.

The established gardens are an array of shrubs and trees with interspersed well stocked flower beds providing a variety of areas to sit and enjoy the aspects whilst providing a home to lots of wildlife, running each side of the house to the sheltered west facing gardens at the rear.

AOC

The planning consent for the property was subject to the following condition, under refer 15/2368/FUL dated 27th Jan 2016.

'The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or forestry, or a widow or widower of such a person, and to any resident dependants'.

SERVICES

Mains electric. Private water from a borehole shared with the nursery (new in 2021). Private drainage (treatment plant).

DIRECTIONS

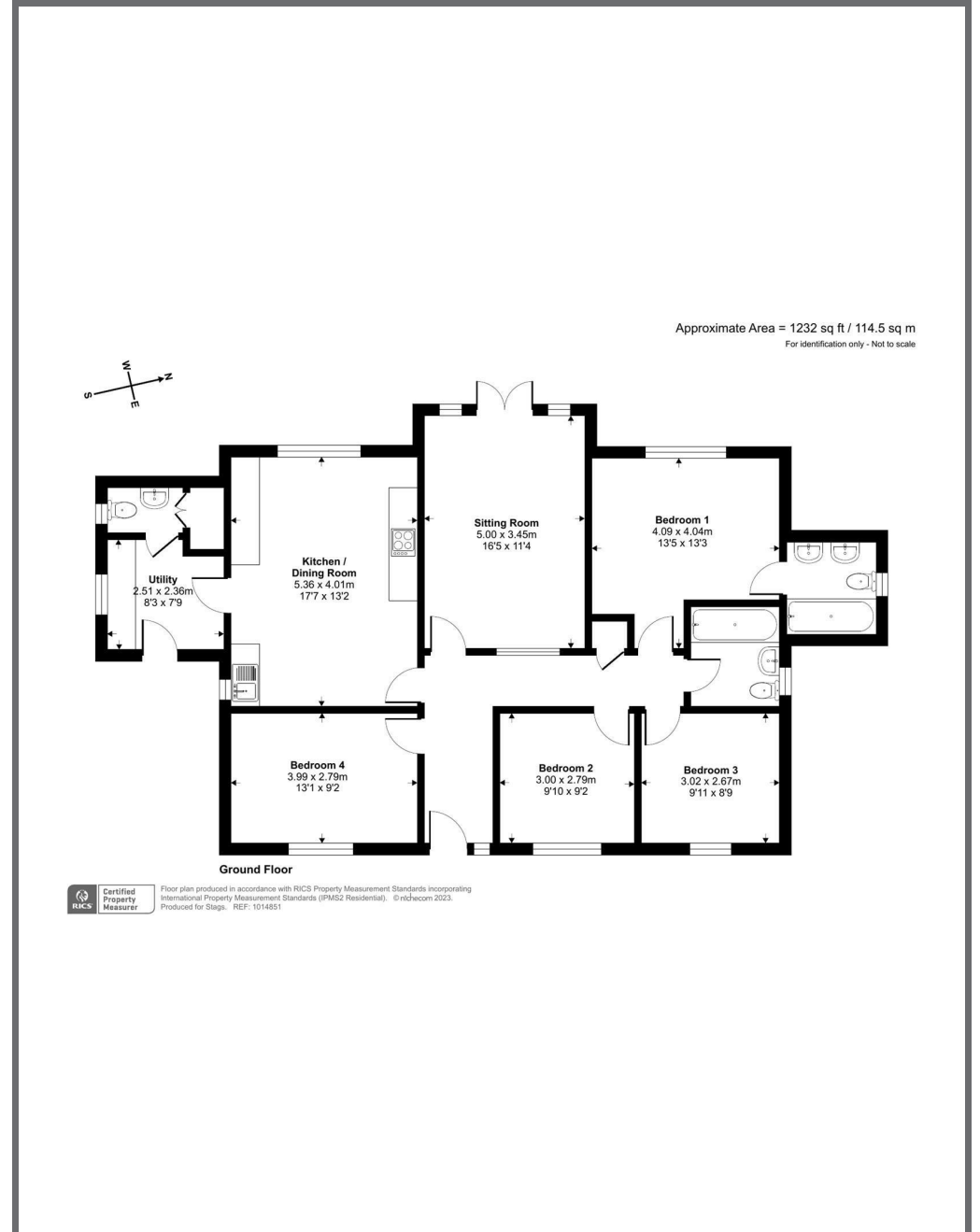
From Honiton High Street head east. At the mini roundabout take the 1st exit. Take the first right, signposted Stockland past the Toyota garage. Continue under the railway bridge up Northcote Hill. The drive to the is 2nd on the right and almost immediately on your right.

POTENTIAL LAND TO RENT

There is the potential to rent the adjoining west facing land for agricultural/horticultural/equestrian purposes (restricted due to a development option agreement on the land) and extending to about 8.9 acres (3.59 ha) by separate negotiation.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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