



Erica



Erica Shepherds Lane

Colaton Raleigh, Sidmouth, EX10 0LP

Sidmouth: 6 miles Exeter: 12 miles Honiton: 14 miles

Erica is a charming detached property located on the edge of the picturesque village of Colaton Raleigh. This quiet, rural location offers stunning, panoramic views of the Otter Valley's countryside.

- 3/ 4 Bedrooms
- Countryside Views
- Freehold
- Council Tax Band E
- Garage
- Parking
- Garden
- EPC Band E

Guide Price £670,000

SITUATION

Colaton Raleigh stands on the River Otter surrounded by unspoilt countryside with parish church, village hall, pub, village stores and tea room. There are various footpaths in the locality to take advantage of the attractive countryside and the Jurassic coastline, along with Commons for walking, cycling and riding. The cathedral and university city of Exeter has an extensive range of facilities including excellent sporting and leisure facilities as well as a selection of shopping and private and state schooling.

The M5 motorway (J30) is easily accessible and frequent public transport routes in the area, including rail services from Honiton to London Waterloo and Exeter to London Paddington and Exeter international airport with daily flights to London.



DESCRIPTION

Erica occupies a quiet, rural location on the edge of the village of Colaton Raleigh, in an enviable position enjoying beautiful extended panoramic countryside views of the Otter Valley. The house has been enjoyed by the current owners for many years and offers spacious and light accommodation throughout. The ground floor has a spacious hallway, a lovely sized living room with gas fired log effect stove, kitchen/breakfast room, utility room, conservatory and larder. There is also a separate dining room on the ground floor, two double bedrooms, a cloakroom and the bathroom. The property has been extended to include a first floor where the views can really be appreciated from a further sitting room, which could also be used as the master suite if desired, as well as a bedroom and well presented bathroom with roll top bath. The property benefits from driveway parking and lovely gardens to the front and rear.

OUTSIDE

Approached along Shepherds Lane, the driveway provides parking and a turning area. Adjacent to the road is mature hedging providing privacy. The front garden has planted borders and a variety of shrubs and trees. Steps lead to the front door where there is a patio area to enjoy the views. There is access around both sides of the house to the rear, which is mostly laid to lawn, with a patio for seating and planted borders with a variety of shrubs and trees.

SERVICES

All mains services connected.

DIRECTIONS

From the A3052, at Newton Poppleford, turn right onto the B3178 towards Budleigh Salterton. After just over a mile upon entering Colaton Raleigh turn left just before Woods Village Shop into Church Road and turn left just before the village hall. The entrance to the property will be found on the left.



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.



Approximate Area = 1681 sq ft / 156.1 sq m
 Limited Use Area(s) = 150 sq ft / 13.9 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1960 sq ft / 181.9 sq m
 For identification only - Not to scale

First Floor

- Sitting Room: 6.07 x 5.64m (19'11" x 18'6")
- Bedroom 3: 5.69 x 2.90m (18'8" x 9'6")
- Balcony: 3.71 x 1.24m (12'2" x 4'1")

Ground Floor

- Conservatory: 4.52 x 4.17m (14'10" x 13'8")
- Garage: 4.72 x 2.54m (15'6" x 8'4")
- Utility
- Dining Room: 3.63 x 2.77m (11'11" x 9'1")
- Kitchen: 3.63 x 2.54m (11'11" x 8'4")
- Bedroom 1: 3.66 x 3.02m (12' x 9'11")
- Sitting Room: 4.09 x 4.06m (13'5" x 13'4")
- Bedroom 2: 4.01 x 3.94m (13'2" x 12'11")

Denotes restricted head height

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Stags. REF: 1075388



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	70
England & Wales		EU Directive 2002/91/EC	

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