



3, Thornfield Close



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Coly Road, Colyton, EX24 6AL

Axminster: 6 miles Seaton: 3 miles

The last remaining property available on this sought after development. Built by a local renowned builder with 4 bedrooms to a high specification, bespoke and well presented with countryside views.

- Built to a High Specification
- Bespoke Kitchen
- Fibre Broadband
- Underfloor Heating to the Ground Floor
- Council Tax TBC
- Open Plan Living
- 4 Bedrooms
- Close Proximity to Colyton Grammar School
- Freehold

Guide Price £750,000

SITUATION

Colyton has a rich historical heritage with many interesting buildings dating back as early as the 14th century and which offers a surprising range of day to day amenities which includes shops, primary school, the renowned Colyton Grammar School, terminus for the Colyton/Seaton tramway, Post Office, health centre, pubs, restaurants and beautiful parish church of St Andrews.

The coast at Lyme Regis with its famous Cobb and bay with other resorts at Seaton, Beer and Branscombe, are all within a short distance. There is a main line station on the London Waterloo line at Honiton and Axminster. Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty.



DESCRIPTION

One of four exclusive homes in the picturesque town of Colyton, finished to an exceptionally high specification throughout by reputable local building company, Cottam & Northcott.

Thornfield close has been designed with specialist attention to detail and high-end quality finishes including cedar cladding, herringbone flooring, bi-fold doors, composite decking, and large balconies with glass balustrades, with views to the river and countryside beyond.

The contemporary open plan living area provides versatile, light and spacious accommodation with Bi-fold and patio doors open out to the sizeable decking area creating a seamless indoor-outdoor living space. Several windows and floor to ceiling glass doors provide an abundance of natural light whilst taking full advantage of the expansive views across the river and countryside beyond.

The bespoke kitchen enjoys a stylish modern design with a mixture of navy and white units, quartz worktops and several storage solutions including pull out larders, deep pan draws, carousels, and soft close fittings. The spacious island provides additional storage as well as breakfast bar seating to create a social living space. There are several integrated Neff appliances including an induction hob with mirrored splashback and extractor fan overhead, double electric oven, fridge freezer and dishwasher.

Upstairs there are four good sized bedrooms, the master bedroom benefits from far reaching views across the river and surrounding countryside as well as sliding built in wardrobes, en-suite with walk in shower and balcony with glass balustrade. A family bathroom services the remaining 3 bedrooms which also enjoy built in wardrobes.

OUTSIDE

The property benefits from a lovely garden overlooking the countryside and river. It is laid to lawn, with a large composite decking area for seating.

To the front of the property is driveway parking for several cars, and a storage area.

SERVICES

Mains water, drainage, electricity and gas.

DIRECTIONS

Head towards Colyton in an Easterly direction, as you enter the village on the A3052, pass The Wheelwright Inn on the left hand side and take to the next turning left onto Coly Road (B3161), heading towards Colyford. Continue for approximately 3/4 of a mile and the properties will be found on the right hand side. What 3 Words: ///acclaimed.slightly.cemented



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	90
(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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