



Steepway





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Wilmington, Honiton, EX14 9JU

Honiton 3.9 Miles; Lyme Regis 11 Miles; Sidmouth 13.7 Miles

Well presented five bedroom detached house set in 1.75 acres, close to the village of Wilmington with glorious views.

- Lovely rural location
- Stunning views
- Interesting gardens
- Freehold
- Five Bedrooms
- Set in 1.75 acres
- Great entertaining spaces
- Council Tax Band F

Guide Price £950,000

## SITUATION

The property is located outside of Wilmington with lovely views across the countryside. The village is set along the A35 surrounded by the rolling hills of East Devon and the Blackdown Hills Area of Outstanding Natural Beauty. There is a pub, village hall as well as St Cuthbert's Church. Alongside the regular bus routes there is a school bus that operates to Colyton Grammar School and the nearby popular village primary school in Offwell is also easily accessed.

The market town of Honiton is a short distance and provides an extensive range of amenities, including schooling. In addition to the range of shops and cafes the town's train station is well situated on the Exeter to London Waterloo line. Honiton also additionally offers easy access to the A30/A303.

Furthermore, the bustling city of Exeter is accessed along the A30 dual carriageway with an international airport providing a number of domestic and international flights and access to Junction 30 of the M5. The picturesque Jurassic Coast at Seaton is an easy drive away.





## DESCRIPTION

The property is a large five bedroom family home, approached through a gated driveway, offering privacy and stunning panoramic countryside views.

The house offers versatile and spacious accommodation throughout with several reception rooms. On the ground floor, the hallway leads into the various living spaces, including the sitting room which is spacious and bright with a double-aspect overlooking the front garden, to the views beyond, as well as an attractive modern log burner. There is a good quality fitted kitchen, with ample space for a dining table, attractive tiled flooring and large pantry, with separate utility room. There is also a dining room, which leads onto the conservatory, as well as a downstairs bedroom and shower room.

From the ground floor, the self contained annexe can be reached, this is perfect as a separate space for multi-generational living, but also works well as part of the main house with two bedrooms, and a shower room, as well as its own entrance.

On the first floor of the main house are two further bedrooms, and a family bathroom.

## OUTSIDE

The grounds of this property are a particular feature. The property is set in approximately 1.75 acres, and benefits from glorious views across the countryside, and towards the sea. There is a sweeping driveway, with parking for several cars. There is woodland to be enjoyed, as well as more formal gardens and a pond. The garden is laid to lawn in parts with a variety of shrubs and borders. There are patio areas for dining and appreciating the picturesque views.

## SERVICES

Private drainage and water, mains electricity. Oil Central Heating.

## DIRECTIONS

Please contact the office for further details.





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.

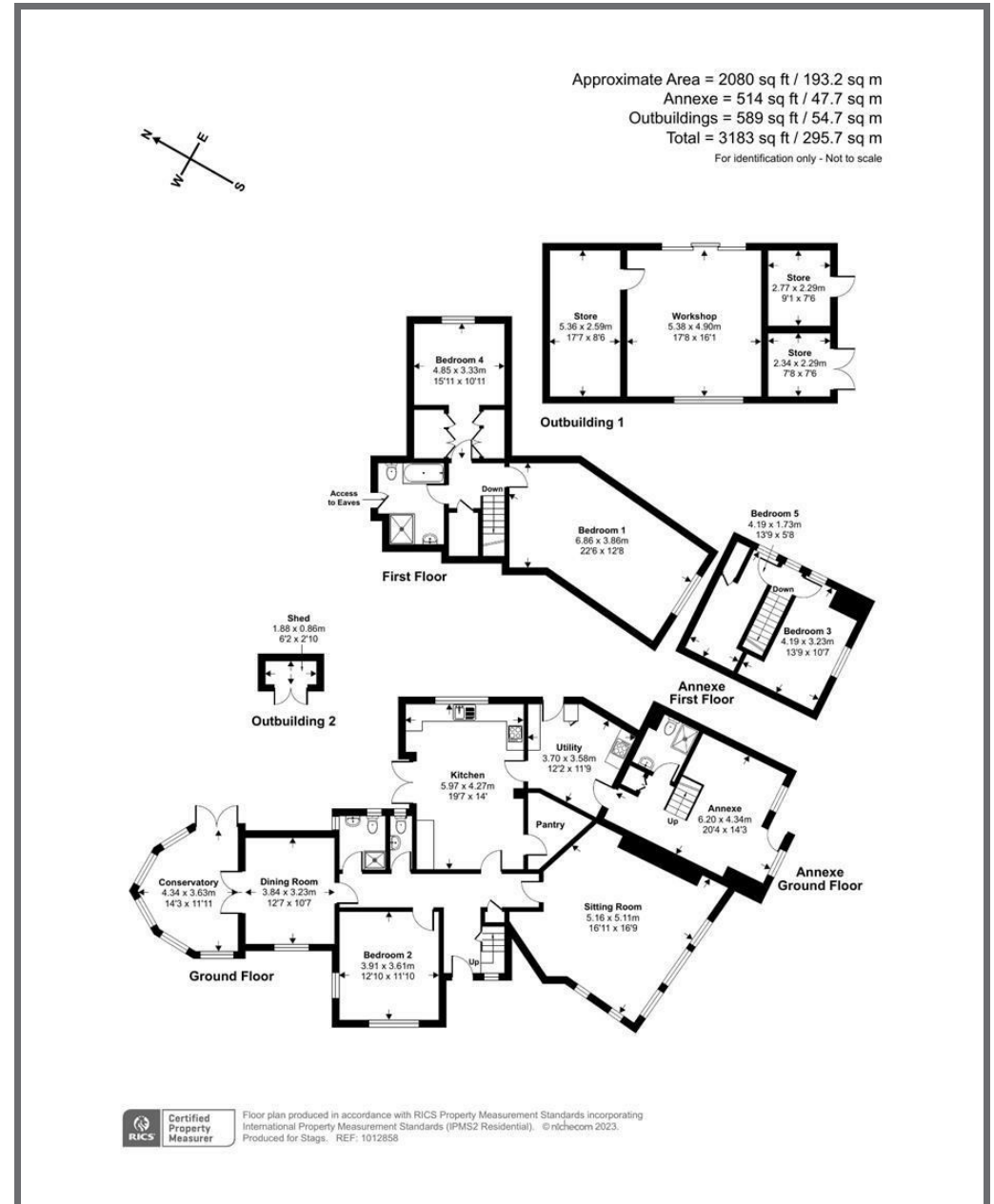


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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