



Steepway



STAGS

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Wilmington, Honiton, EX14 9JU

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

This well presented five bedroom detached home is set within approximately 1.75 acres of beautifully maintained grounds near the village of Wilmington, boasting breath taking countryside views. The property offers versatile living spaces, including a self contained annexe, formal gardens, and woodland, with patio areas ideal for enjoying the picturesque surroundings.

- Well presented detached family home
- Modern fitted kitchen
- Self contained annexe
- Gated driveway with parking
- Council Tax Band F
- Set within 1.75 acres of beautiful grounds
- Sitting room with double aspect views
- Conservatory
- Freehold

Guide Price £925,000

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 substantial five bedroom family home, set back from the road with a gated driveway that ensures privacy and offers breath taking panoramic views of the countryside.

The house provides spacious and versatile accommodation, with multiple reception rooms designed to suit a variety of needs. On the ground floor, the hallway leads to bright, welcoming living spaces, including a generously sized sitting room. This room features a dual aspect with views of the front garden and beyond, complemented by a modern log burner that adds warmth and character. The kitchen is well appointed, with quality fittings, ample space for a dining table, and an attractive tiled floor. It also includes a large pantry and a separate utility room. Additional ground floor spaces include a dining room that opens onto the conservatory, a downstairs bedroom, and a convenient shower room.

The property also includes a self contained annexe accessible from the main house. This space is ideal for multi-generational living or as an extension of the main home. It features two bedrooms, a shower room, and its own private entrance.

On the first floor of the main house, there are two more bedrooms and a well equipped family bathroom, offering comfortable living arrangements.

OUTSIDE

The grounds of this property are a standout feature, extending to approximately 1.75 acres and offering stunning views of the surrounding countryside. A sweeping driveway leads to the property, providing ample parking for multiple vehicles.

The outdoor space includes a mix of formal and natural elements, with well maintained lawns, a variety of shrubs, and thoughtfully arranged borders. There are woodland areas to explore, adding a sense of tranquillity and charm, alongside a picturesque pond that enhances the landscape.

Patio areas provide the perfect setting for outdoor dining and entertaining, making it easy to take full advantage of the breath taking surroundings.

SERVICES

The property benefits from private drainage and water systems, is connected to mains electricity, and features oil-fired central heating, ensuring efficient and reliable utility services. Superfast broadband available (up to 71 mb/s), mobile coverage available inside with O2 and Vodafone; outside with EE, O2, Three and Vodafone (Ofcom)

DIRECTIONS

Please contact the office for further details.



A scenic view of a lush green landscape with rolling hills, dense forests, and a clear blue sky with scattered clouds. In the foreground, there is a well-manicured garden with a gravel path, a low hedge, and various plants and trees.

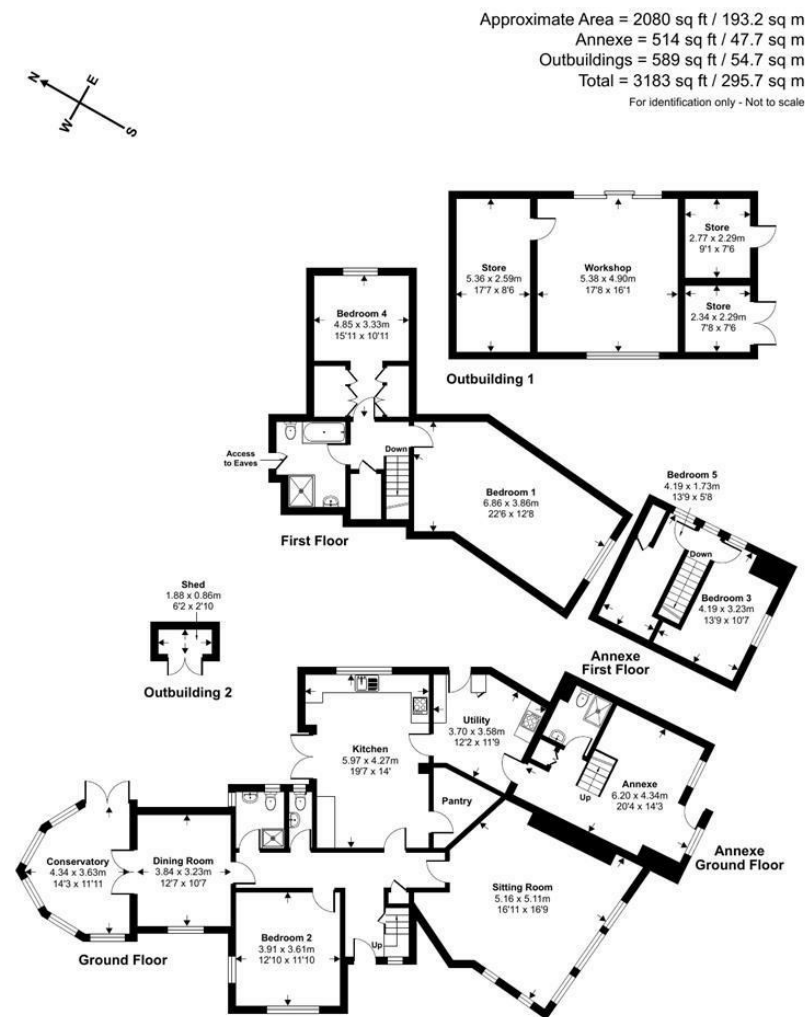


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs 		62	85
Not energy efficient - higher running costs England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



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