



STAGS  
FOR SALE  
01454 4985



The Chapel

# The Chapel

Awliscombe, Honiton, Devon, EX14 3PR

Awliscombe School 0.7 miles Honiton centre 2.8 miles

Detached converted chapel in delightful rural location on the edge of this AONB

- Converted Chapel
- Generous living area
- Family bathroom
- Good size shed
- Freehold
- 3 good size bedrooms
- Fitted kitchen
- Parking and lawns
- No onward chain
- Council Tax Band E

Offers In Excess Of £425,000

## SITUATION

The property occupies a glorious rural position with countryside views, on the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty, and is located a short distance from the popular village of Awliscombe.

Supported by an active local community, Awliscombe is host to a well regarded primary school and village hall.

The market town of Honiton lies approximately 3 miles to the south east, offering a comprehensive range of amenities in addition to a direct rail service between Exeter and London Waterloo and excellent road links via the A30/303. The M5 at Cullompton (Junction 28) is a straightforward journey of approximately 9 miles to the North.



## DESCRIPTION

Converted in the 90s this former chapel has been in the same family for several years. Refurbished over recent years the chapel is of traditional local stone solid construction with some brick under a man-made slate roof and enjoys a lovely outlook on to the adjoining farmland.

A covered entrance porch leads through a glazed door to the main chapel room, centred on a large wood burning stove this generous room opens into the conservatory.

The kitchen has a high sloping ceiling and is fitted with a range of units with electric double oven and hob. There is a downstairs WC and shower room.

On the first floor are three good size bedrooms overlooking the front garden, one with fitted cupboard. There is a recently re-fitted family bathroom.

## OUTSIDE

A timber gate opens to a gravel parking area and near level lawn, with a path leading around to the front door and across the south east facing elevation.

Beyond a screen is a timber frame workshop/store in need of some repair with cladding thought to be made of fibre cement/asbestos.

A pedestrian bridge leads across the stream to a further large lawn area which directly backs on to open fields, with a raised terrace ideally placed to look back across to the Chapel.

## SERVICES

Mains electric. Mains water and a septic tank located in the farmers field across the lane - the current system is non-compliant and will be the purchasers responsibility. Electric boiler with central heating.

## DIRECTIONS

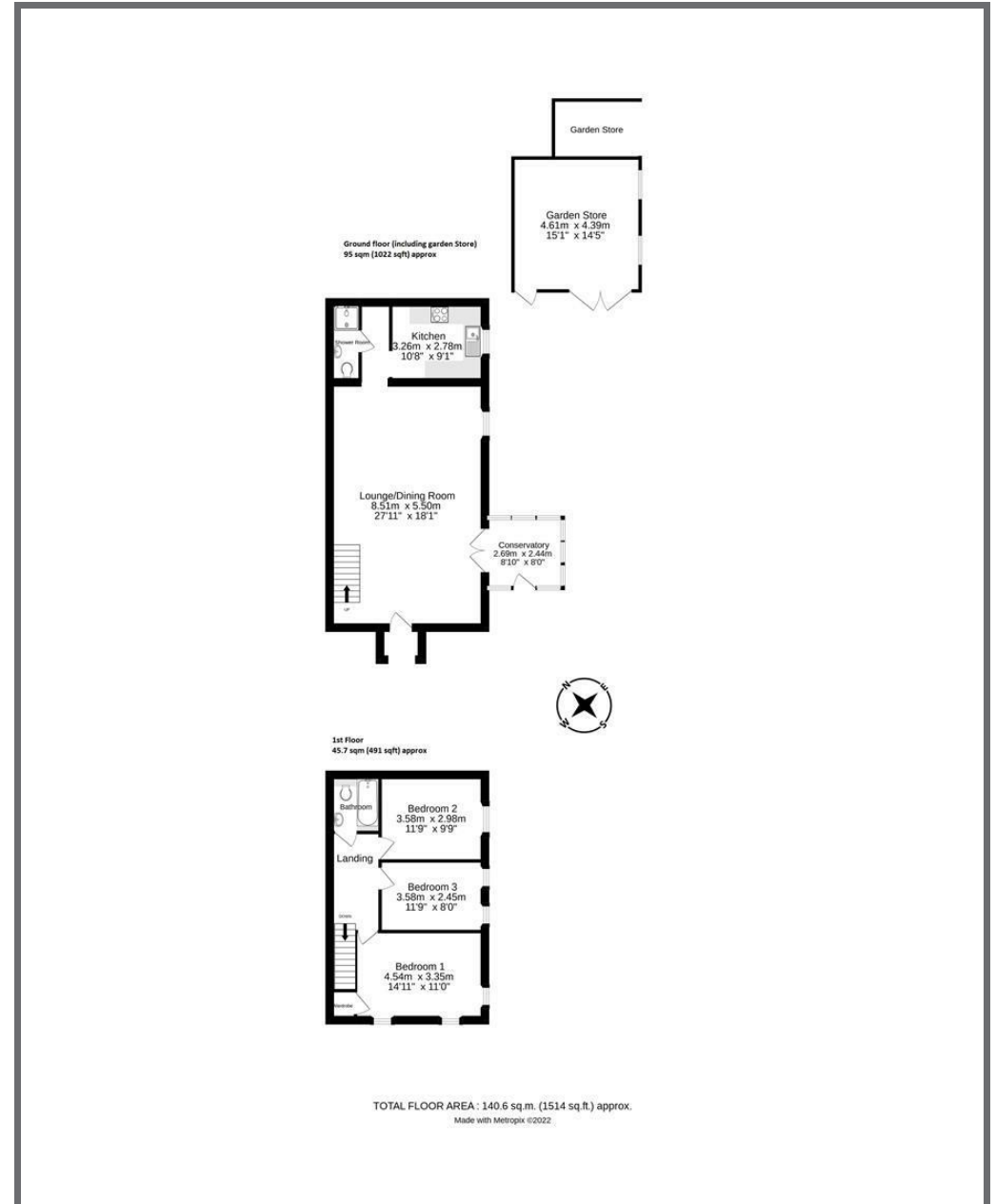
From Honiton head on the A373 through Awliscombe towards Cullompton. Shortly after the village turn right on the bend. Continue on this lane for about 1/4 mile and property will be on your right.

## AGENTS NOTE

The property is in a flood risk zone, although has only flooded once in memory, caused by a blocked culvert.



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			
(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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