



Sedgeley







Sedgeley

Wilmington, Honiton, Devon, EX14 9JR

Honiton 3.4 miles Axminster 7.6 miles

Substantial 19th century 5 bedroom home with south facing grounds.

- Historic 5 bedroom house
- Original Victorian features
- Generous accommodation
- Paddock & parking
- Further property available
- Village location and rural views
- Freehold
- Council Tax Band F

Guide Price £700,000

Stags Honiton

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

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

The property is located in the heart of the rural village of Wilmington with views across this small valley. The village is set along the A35 surrounded by the rolling hills of the East Devon and Blackdown Hills, an Area of Outstanding Natural Beauty. There is a pub, village hall, St Cuthbert's Church and is located on a bus route with a popular local primary school in the nearby village of Offwell. The market town of Honiton is a short distance and provides an extensive range of amenities, including schooling, station on the Exeter to London Waterloo line and access to the A30/A303.

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 Jurassic Coast at Seaton is an easy drive away.

DESCRIPTION

Sedgeley is a beautiful detached property which was been comprehensively renovated in 2015 enhancing the historic character, whilst incorporating modern fixtures and fittings. Completed to a high standard the spacious rooms have high ceilings and large windows providing a wonderful living environment.

ACCOMMODATION

Generously proportioned the accommodation is well laid out, a large hall with fantastic stained glass design and Victorian floor, to each side are two large reception rooms each with a feature fireplace. Beyond the dining room is a substantial kitchen/breakfast room with granite worktops, integrated dishwasher and fridge, electric cooker range and central island unit. To the rear is a study and ground floor shower room.

On the first floor are five glorious bedrooms, the main bedroom with a spacious en suite bathroom with separate shower. The guest bedroom has an en suite shower room and there is also a large family bathroom with shower.





GROUNDS & GARAGE

An improved entrance comes off the A35 up a chipping drive to a parking area for multiple cars. There is a large timber garage.

South of the house is a path and patio that goes around the sheltered side and rear of the house. There is a near level lawn and access up to the land.

LAND

The house includes a south facing paddock, providing a blank canvas for someone to improve. The land included amounts to 0.991 (0.4 ha)

FURTHER AVAILABLE

Further land and/or property available on request.

SERVICES

Mains electric, water (metered) and drainage. Propane gas cylinder (LPG) fired central heating. Superfast broadband available (Ofcom). Mobile coverage available inside & outside with EE, O2, Three and Vodafone (Ofcom)

Approximate Area = 3070 sq ft / 285.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Stags. REF: 626385



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		64
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



