







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
- Generous accommodation
- Further property available
- Freehold

- Original Victorian features
- Paddock & parking
- Village location and rural views
- Council Tax Band F

Guide Price £700,000

Stags Honiton

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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 ranger 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

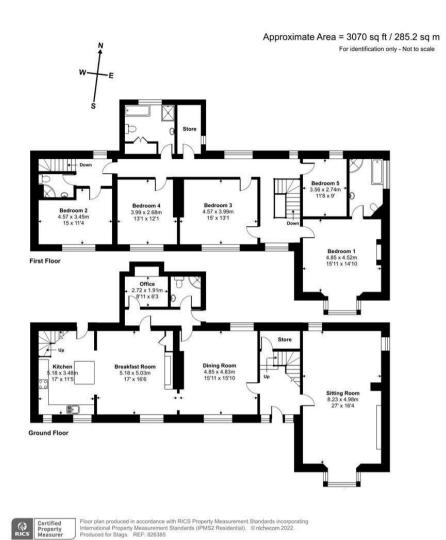
The house includes a south facing paddock, providing a blank canvas for someone to improve. The land included amounts to 0.991 (0.4 ha)

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)





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