



1 Fortfield,





# 1 Fortfield,

Wick, Honiton, EX14 4TY

Honiton 3.5 miles Exeter 21 miles Taunton 19 miles

Three bedroom semi-detached home set in 1/4 acre with stunning rural views, requiring renovation.

- Stunning views
- In need of updating
- Backing on to fields
- Section 157 clause
- EPC F
- In all 0.255 acres (0.1 ha)
- 3 Bedrooms
- Parking and shed
- Council Tax Band C
- Freehold

Guide Price £265,000

## SITUATION

Located on the edge of the small hamlet of Wick, the property is set in an elevated position with fantastic views being set below the Iron Age hill fort of Dumpdon, north east of the busy market town of Honiton. Honiton is known for it's history of lace and antiques, and provides a range of amenities including schools and recreational facilities, alongside many specialist antique and book shops. The town also has a station which offers a direct line to London Waterloo.

The A30 provides access to the Cathedral and University City of Exeter with its international Airport, M5 access and mainline rail link to London Paddington. Taunton is to the north, whilst to the south is the coast, much of which is now designated a World Heritage Coastline.

The property is situated in the Blackdown Hills, Area of Outstanding Natural Beauty, and from the grounds there are superb views across the Otter Valley, with a number of delightful walks and rides in the area.





## DESCRIPTION

This semi-detached home is positioned at the top of it's large garden with fantastic views across the valley. Now in need of modernisation and updating, the property provides a fantastic blank canvass to make improvements, with rendered elevations under a likely asbestos slate style roof, the property as metal frame windows.

The accommodation includes an entrance hall with stairs to the first floor, sitting room with fantastic views and feature fireplace, as well as a kitchen/breakfast room with door to the rear and a larder.

On the first floor are three bedrooms (two overlooking the front and views), as well as a family bathroom.

## OUTSIDE

The large plot extends in all to 0.255 acres (0.1 ha) with parking for one car. The sloping lawns are interspersed with trees and hedging to three sides and a small stream along the bottom. There is a useful timber shed.

## SERVICES

Mains water and electric. Private drainage shared with next door in the garden, thought to have been upgraded by EDDC, however this has not been tested. Ultra fast fibre broadband via Gigaclear with up to 1,000 mb/s available, mobile coverage likely inside and outside with EE, O2 Three and Vodafone (Ofcom).

## NOTE

Please note that this is a former East Devon DC property and is therefore subject to a Devon restriction. Further information from Stags.

## DIRECTIONS

From Honiton and the A30, turn off north signposted Dunkeswell. Proceed along this road turning first right after crossing the River Otter and follow this lane to the tiny hamlet of Shaugh. Turn left opposite a stone barn conversion and follow this lane up Dumpdon Hill and take the first left to Wick. Continue down the hill, turning left down the no through road, past the farm buildings and the property is immediately on the left.





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		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
		67
	31	
England & Wales		EU Directive 2002/91/EC

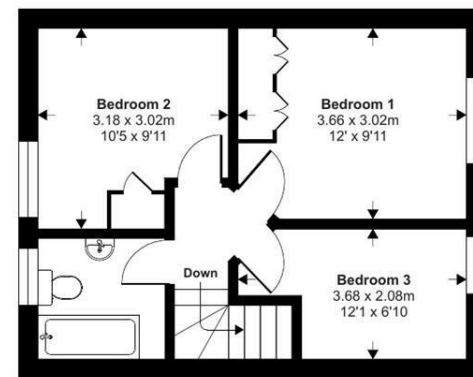
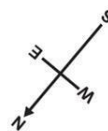
Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

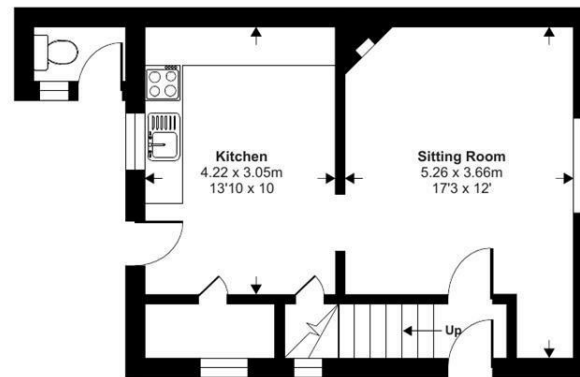
01404 45885

Approximate Area = 793 sq ft / 73.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1106296



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