



Cabriolet



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The Old Coach House, Upottery, EX14 9PN

Honiton 5.5 Miles Taunton 13.5 Miles Exeter 22.5 Miles

Grade II Listed penthouse apartment within a former Old Coach House

- Recently Renovated Apartment
- Grade II Listed Old Coach House
- Two Bedrooms, Two Bathrooms, One En-suite
- Open Plan Living Spaces
- Allocated Parking
- Village Location
- Leasehold and Share of Freehold
- Council Tax Band C

Guide Price £260,000

SITUATION

The Old Coach House is set in the heart of the attractive rural village of Upottery. Positioned in the Blackdown Hills Area of Outstanding Natural Beauty, Upottery benefits from a public house, The Sidmouth Arms, a highly regarded primary school, historic church and a host of other sporting and recreational clubs. The nearby A30 trunk road gives rapid access to both Honiton and the university and Cathedral City of Exeter.

Taunton and the M5 motorway are within a 30 minute drive from the property. Honiton benefits from comprehensive amenities including shops, schooling, recreational facilities and a railway station on the London Waterloo line. The larger centre of Exeter caters for all needs including an international airport, mainline railway station on both the Paddington and Waterloo lines and access onto the M5 motorway. The stunning Jurassic Coast is within a half an hour drive, and has a lot to offer with its natural beauty and activities in Lyme Regis, Seaton and Sidmouth.

DESCRIPTION

This penthouse apartment was sympathetically converted in the early 1990's within this beautiful Grade II Listed Old Coach House formed around a paved courtyard.

Built by Lord Sidmouth in the 19th Century as the stables and coach house to serve Upottery Manor next door (now demolished), it is constructed of local stone and flint, with Membury stone ashlar dressings under a recently renovated slate roof.

The property has been recently renovated and would make an ideal full-time residence, or second home.



ACCOMMODATION

Set at the top of this impressive property, Cabriolet, has a wealth of light, character and lovely views over the countryside.

The entrance way (shared with one other property) leading up to the apartment with its large arch windows and exposed stone work is a welcoming start to this individual home, with private storage on the ground floor for this apartment.

Upon entering the property there is an entrance porch with space for coats and shoes. A further door provides access to the central hall way with a stunning arched window and provides ample space to be used as a work from home office. The cosy sitting room has a double aspect and features exposed beams and stonework, this room flows through into the triple aspect kitchen/ diner with its recently replaced range of units and integrated appliances.

There are two double bedrooms, the largest bedroom has an en-suite with under floor heating, built in wardrobe and similar exposed beams and stonework that are echoed in the sitting room. There is also a recently replaced family bathroom.

Providing useful storage is the large loft space with loft ladder access, there is also an airing cupboard that has a new tank.

PARKING FOR TWO

There is allocated parking for 2 cars, one in the courtyard at the front of the property and the second located adjacent to the shed.

TIMBER SHED

To the side through the small arch is a large timber garden shed (the end one) with a concrete floor and electricity connected, adjacent to this is space in front of the shed for addition parking.

LEASEHOLD INFORMATION

The property is a long leasehold with the remainder of a 999 year lease, starting on the 1st Jan 1992. The 6 apartment owners of The Coach House share the overall freehold of the building with each property owning one share. The leaseholders currently pay £160 per month to cover general maintenance including planting and building insurance for the properties, as well as building a maintenance fund reserve to allocate as required. Please note the whole roof of the building has been recently re-felted, battened and replaced natural slate where applicable.

SERVICES

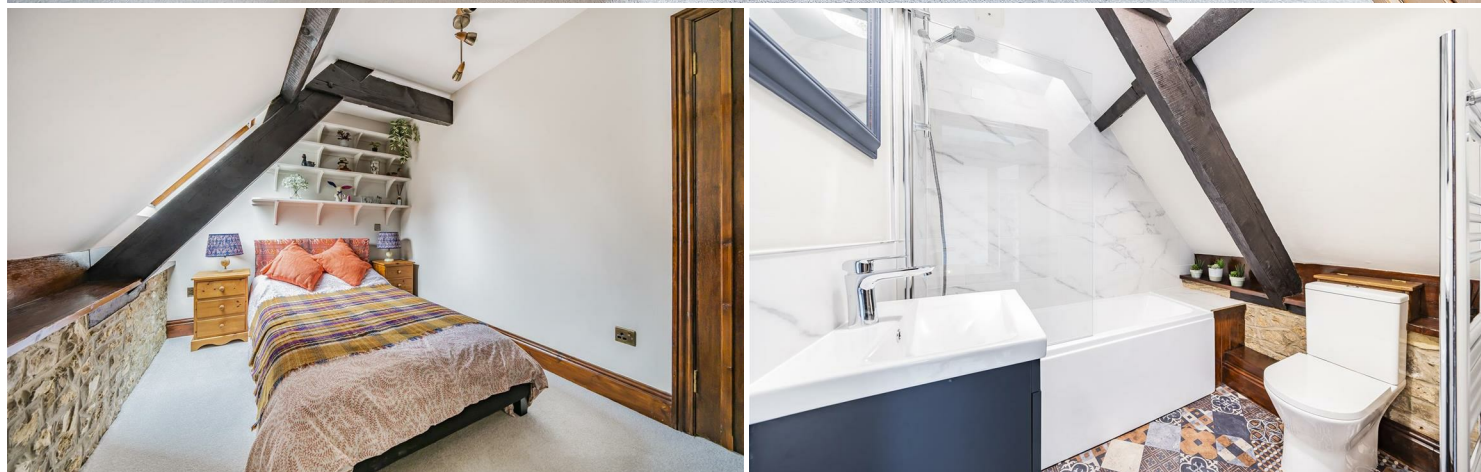
Mains water, electric and drainage. Programmable electric heaters. High speed fibre optic broadband in the village (up to 1,000 mb/s).

DIRECTIONS

The property is in the centre of the village opposite the Sidmouth Arms.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553
Current suggested rental price at £900 to £950 pcm.



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.



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

honiton@stags.co.uk
01404 45885

