



The Grove,



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South Street, Colyton, EX24 6ER

Axminster: 6 miles Honiton: 8 miles Exeter: 24 miles

A substantial and elegant six bedroom renovated Victorian residence, located in the heart of the highly popular town of Colyton.

- Six Bedrooms (3 en-suite)
- Easy Reach of Local Amenities
- 1 mile to Colyton Grammar
- Beautiful Landscaped Gardens
- Detached Garage
- Recently renovated
- Potential for Separate Annex
- Freehold
- Council Tax Band G

Guide Price £1,200,000

SITUATION

The small and historic market town of Colyton is situated within the rolling East Devon countryside, and located about a mile to the north of the main coast road. The town centres on its active market square and contains many notable period houses and cottages, ranging from Tudor merchant houses to Georgian town houses and church of St. Andrew, with its octagonal lantern tower.

The town possesses an excellent selection of local facilities, including post office, shops, pubs, restaurants, bank, library, health centre and the nationally renowned Colyton Grammar School. There is an excellent local community including many clubs and sports, and within very easy reach to the south is the spectacular East Devon coast, known as the Jurassic Coast, designated a World Heritage Site, and including such well known seaside towns and villages as Lyme Regis, Seaton, Branscombe, Beer and Sidmouth. There are many beautiful walks, both along the coast and also around the surrounding countryside.

There is easy access to the A303 leading towards London, via Honiton and the A30. To the north of Honiton there is access onto the M5 motorway at Junction 26 (Taunton). Accessed via the A3052 to the west is the university and cathedral city of Exeter, where there are stations with mainline rail to London (Paddington), access onto the M5 motorway and an international airport. At Axminster is a railway station to London (Waterloo).



DESCRIPTION

Dating back to the 1890s, this imposing Victorian family home is situated within easy reach of local amenities and outstanding schooling. The Grove has been recently renovated by the current owners, and sits in landscaped gardens, with wonderful spacious accommodation throughout. Being a Victorian house, it is light and airy with high ceilings, many with original corncicing, fireplaces and large sash windows. The principal reception rooms offer fine views over the gardens.

ACCOMMODATION

The accommodation comprises; a charming and impressive porch and reception hall with an elegant balustrade staircase and stunning stained glass panels. The drawing room is a wonderful space with fireplace and lovely views through large bay windows overlooking the gardens. The dining room is a handsome room with original fireplace and large bay windows allowing light to fill the room. The sitting room has another charming fireplace and large windows looking over the south-easterly side gardens. There is a downstairs cloakroom. The kitchen offers a range of wooden base and wall units with white laminated worktops, built in appliances include gas hob, gas oven, electric and microwave oven. Additional fitted cupboard for stand alone fridge and freezer. The kitchen leads into a breakfast room with access into the reception hall and to a study with door leading outside. To the rear of the property is a utility and bedroom with en-suite wet-room which could very easily be converted into a separate annex with kitchenette and private access from the side if desired.

On the first floor, there is an impressive large landing with beautiful high ceilings and stained glass window that provides a fantastic flow to the first-floor accommodation. The Grove has a wonderful master bedroom with a dressing area, en-suite bathroom and large bay windows overlooking the front gardens. On the first floor there is a useful laundry room, and boiler room as well as five further bedrooms, two with en-suites and the family bathroom.

OUTSIDE

The property is approached via wrought iron gates leading onto a gravel drive that leads up to the impressive Victorian residence with turning circle and ample parking for several cars. The gardens are mostly to the front of the property and have been meticulously landscaped and manicured over the years. A traditional stone wall separates the drive and front garden which is mostly laid to lawn. Established flower beds, shrubs and mature trees occupy the gardens creating a delightful setting. Mature hedges, shrubs and trees perimeter the property providing screening from neighbouring properties to offer privacy. A pathway runs around the sides and rear of the property lined with flower beds with areas of patio to enjoy outdoor relaxation and dining. To one side of the property is space for vegetable patches and greenhouse.

The detached garage and large driveway offer parking for cars and additional storage. The garage is connected with light and power.

SERVICES

All mains services. Gas fired central heating. 1.36kW solar panels.

DIRECTIONS

When leaving Colyton towards Colyford, along South Street, the property is to be found on the right (South) of the road.



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			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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Approximate Area = 3526 sq ft / 327.6 sq m
Garage = 206 sq ft / 19.1 sq m
Total = 3732 sq ft / 346.7 sq m
For identification only - Not to scale

First Floor

- Bedroom 5: 3.84 x 3.15m / 12.7 x 10.4
- Bedroom 4: 4.93 x 4.32m / 16.2 x 14.2
- Bedroom 3: 4.93 x 3.99m / 16.2 x 13.1
- Bedroom 2: 4.62 x 4.32m / 15.2 x 14.2
- Bedroom 6: 3.05 x 2.26m / 10' x 7.5'
- Bedroom 1: 5.79 x 4.68m / 19' x 16'

Ground Floor

- Family Room: 6.63 x 5.44m / 21.9 x 17.10
- Dining Room: 4.90 x 4.60m / 16.1 x 15.1
- Entrance Hall
- Kitchen: 4.90 x 4.01m / 16.1 x 13.2
- Drawing Room: 5.82 x 4.93m / 19.1 x 16.2
- Study: 4.34 x 2.84m / 14.3 x 9.4
- Utility: 2.95 x 1.91m / 9.8 x 6.3
- Hall: 3.81 x 2.46m / 12.6 x 8.1
- Garage: 4.37 x 4.37m / 14.4 x 14.3

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1077254