



The Grove





# The Grove

South Street, Colyton, EX24 6ER

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

A substantial and elegantly renovated six-bedroom Victorian residence, perfectly situated in the heart of the highly sought-after town of Colyton.

- Six Bedrooms (3 en-suite)
- 1 mile to Colyton Grammar
- Detached Garage
- Potential for Separate Annex
- Freehold
- Easy Reach of Local Amenities
- Beautiful Landscaped Gardens
- Recently renovated
- No onward chain
- Council Tax Band G

## Guide Price £925,000

### 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

Nestled within an enviable location near local amenities and exceptional schools, this magnificent Victorian family home, dating back to the 1890s, exudes timeless charm and grandeur. Recently renovated to exacting standards by the current owners, The Grove harmoniously blends historic elegance with contemporary comfort. Set amidst beautifully landscaped gardens, the property offers an abundance of light-filled, spacious accommodation that perfectly captures the essence of Victorian design.

High ceilings adorned with original corning, majestic fireplaces, and expansive sash windows contribute to the home's character, infusing every room with an airy sophistication. The principal reception rooms are particularly striking, offering sweeping views of the gardens that provide a serene backdrop to everyday life. This is a residence that celebrates its heritage while catering seamlessly to modern family living.

ACCOMMODATION

The accommodation at The Grove is a harmonious blend of grandeur and practicality, beginning with a charming porch and a grand reception hall. Here, an elegant balustrade staircase ascends gracefully beneath intricate stained-glass panels, creating a stunning first impression. The drawing room is a magnificent space, centered around a striking fireplace, with expansive bay windows that frame idyllic garden views. Equally impressive, the dining room exudes character with its original fireplace and large bay windows, flooding the room with natural light. The sitting room offers a cozy retreat, complete with another delightful fireplace and views over the south-easterly side gardens. A convenient downstairs cloakroom adds to the functionality of this level.

The kitchen, designed for both style and efficiency, features an array of wooden base and wall units paired with white laminated worktops. Built-in appliances include a gas hob, gas oven, electric oven, and microwave, with an additional fitted cupboard providing dedicated space for a fridge and freezer. Flowing seamlessly from the kitchen, the breakfast room connects to the reception hall and leads to a study with its own private exterior access. At the rear of the property, a utility room and a versatile bedroom with an en-suite wet room offer the potential to be transformed into a self-contained annex, complete with a kitchenette and private side entrance.

Ascending to the first floor, an impressive landing with soaring ceilings and a luminous stained-glass window sets the tone for the upper accommodation. The master bedroom is a true sanctuary, featuring a dedicated dressing area, en-suite bathroom, and large bay windows that overlook the lush front gardens. Beyond, the first floor provides a wealth of space, including a well-equipped laundry room, a boiler room, five additional bedrooms—two with en-suite facilities—and a beautifully appointed family bathroom. Every detail of this exceptional home has been thoughtfully designed to cater to both luxurious living and functional family needs.

OUTSIDE

Wrought iron gates opening onto a gravel drive that gently curves towards the striking Victorian residence. The drive features a charming turning circle and provides ample parking for several vehicles, exuding both practicality and grandeur. The gardens, predominantly located at the front of the property, have been lovingly landscaped and meticulously maintained, creating a picturesque and serene setting. A traditional stone wall gracefully separates the drive from the lush front lawn, while vibrant flower beds, established shrubs, and mature trees lend a sense of classic beauty and tranquility.

The grounds are bordered by mature hedges and trees, ensuring privacy and seclusion from neighboring properties. A meandering pathway encircles the home, bordered by flower beds and leading to thoughtfully designed patio areas, perfect for outdoor relaxation or al fresco dining. On one side of the property, there is a dedicated space for vegetable patches and a greenhouse, catering to those with a passion for gardening.

Adding to its practicality, the property includes a detached garage equipped with light and power, offering additional storage alongside the expansive driveway. Every aspect of the outdoor space has been carefully curated to complement the elegance of this magnificent home while providing versatility and comfort.

SERVICES

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

DIRECTIONS





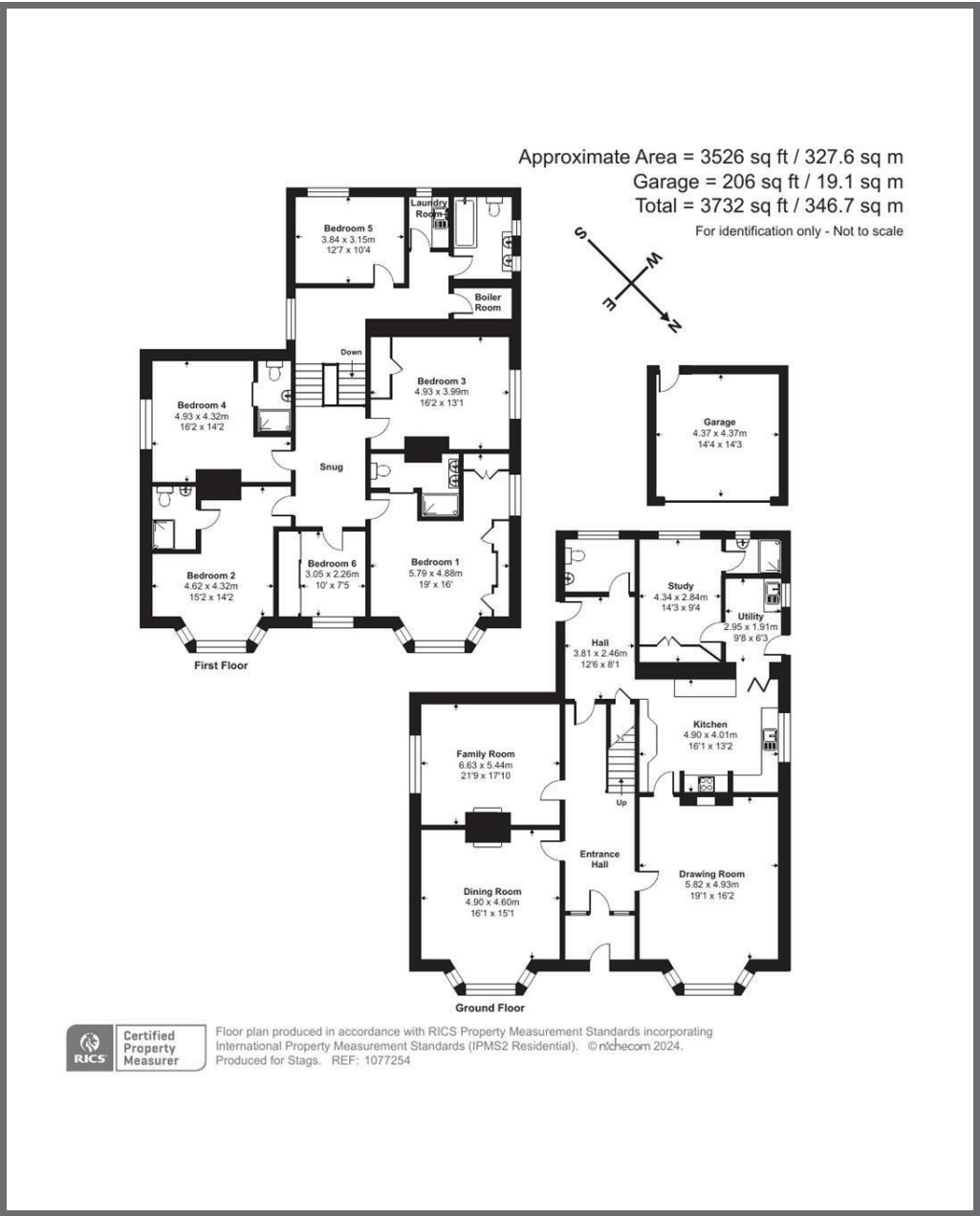
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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