



4, Barton Rise



# 4, Barton Rise

Feniton, Honiton, EX14 3HW

Honiton: 4.5 miles Sidmouth: 10 miles Exeter: 13.7 miles

A well presented four bedroom detached family home in a quiet, village location with lovely gardens, double garage and driveway.

- Detached
- Quiet location
- Double garage
- Freehold
- Four bedrooms
- Lovely private gardens
- Driveway
- Council Tax Band F

Guide Price £625,000

## SITUATION

The property is situated in a quiet cul-de-sac location in the village of Old Feniton. Feniton is a village and civil parish in East Devon, lying 4 miles west of Honiton and 3 miles north of Ottery St Mary. Feniton comprises two related communities, the original village of Feniton, frequently known locally as 'old' Feniton, and the newer part of the village centred around the railway station. The village has a range of shops and has good road links via the A30 and M5.

To the south is Ottery St. Mary where there is a good range of day to day shops, doctors surgery and the renowned The Kings School, whilst Colyton Grammar, one of the top schools in the country is also local, both with bus pick-ups nearby. There are also a plethora of excellent private schools in Exeter and the local area. The A30 gives fast access to the market town of Honiton, to the east and Exeter to the west. The south coast at Sidmouth (about 10 miles) is easily reached by car.



## DESCRIPTION

The accommodation is light and spacious throughout and briefly comprises a large sitting/dining room, kitchen, utility and cloakroom downstairs. While there are four bedrooms, a family bathroom and shower room on the first floor.

A spacious entrance hall leads to the generous sitting/dining room with feature stone fireplace. This triple-aspect room is light with patio doors leading out to the rear garden. Off the hallway is the kitchen with a range of fitted cupboards with laminate worktops over, electric oven and hob, space for fridge/freezer and table. Door to utility room with space and plumbing for washing machine and dishwasher, and side door leading out to the garden/garage. There is also a downstairs cloakroom with WC and wash hand basin off the hallway.

On the first floor are four good-sized bedrooms. Bedrooms one and two are both comfortable doubles with fitted wardrobes and enjoy views over the gardens. Bedroom three is a good-sized double overlooking the rear garden, while bedroom four is the smallest and currently in use as a study. A modern family bathroom with fitted bath, wash hand basin and WC serves this floor, as well as a shower room at the far end of the landing.

## OUTSIDE

The well maintained gardens surround the property and are mainly laid to lawn with mature hedges and shrubs offering great privacy. A private patio area can be found at the rear of the property, accessed directly from patio doors off the sitting room. A double garage is reached by a tarmac drive leading up to the property, offering ample off-road parking. The garage has two up and over doors, and side door allowing access from the rear. There is also a door between the garage and the house providing pedestrian access to the garden.

## SERVICES

Mains water (metered), electricity and drainage. Oil-fired central heating. Oil tank replaced in 2018.

Standard, superfast and ultrafast broadband is available at this property (Ofcom). Mobile coverage available outside with EE, O2, Three and Vodafone.

## DIRECTIONS

From Honiton, follow the High Street towards the A30 and continue on this road for 1.8 miles before taking the exit towards Ottery St Mary/Feniton (B3177). Continue on the B3177 for about 1/2 a mile before turning right and follow this road until you enter the village with the village hall on the right hand side, take the next turning left into Barton Rise. The property is situated towards the end of the cul-de-sac on the right-hand side.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 = 1506 sq ft / 139.9 sq m  
Garage = 305 sq ft / 28.3 sq m  
Total = 1811 sq ft / 168.2 sq m  
For identification only - Not to scale

**First Floor**

**Ground Floor**

**Double Garage**  
5.51 x 5.13m  
18'1 x 16'10

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1125568