



3 Stantyway Court



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Otterton, Budleigh Salterton, EX9 7HB

Ladram Bay Beach: 1 mile Budleigh Salterton: 3 miles

Sidmouth: 4.5 miles Exeter: 12 miles

A converted Grade II Listed thatched threshing barn with light and spacious accommodation, period features and beautiful gardens set in a secluded village location.

- Grade II Listed Barn Conversion
- Beautiful Gardens
- Parking for 2 or 3 Cars
- Freehold
- 3 Bedrooms
- Summerhouse
- Secluded Village Location
- Council Tax Band F

Guide Price £825,000

SITUATION

Otterton is a delightful and historic village, nestling in the beautiful East Devon countryside between Sidmouth and Budleigh Salterton. The village offers a range of facilities including primary school, church, village hall, community shop along with the renowned Kings Arms public house and popular Otterton Mill which houses a Craft Centre, Bakery & Restaurant.

May Tree Barn is just 3 miles from Budleigh seafront, and there is a regular bus service from the village to Sidmouth, Budleigh Salterton and Exmouth. The world heritage Jurassic coastline lies within half mile of the village and the nature reserve at the mouth of the River Otter, famous for its wide variety of bird life, is only about a mile away.

The Cathedral City of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines, access to the M5 at Junction 30 and Exeter Airport.



DESCRIPTION

The property is a delightful converted threshing barn, believed to date back to the 17th century, with many character features having been retained following the conversion in 1987.

The accommodation is light and spacious throughout with two reception rooms and a shaker-style kitchen on the ground floor. There is a welcoming entrance hall with stairs rising to the first floor, downstairs cloakroom and rear door to the garden. The generous living room is dual aspect with plenty of light and feature fireplace with woodburning stove, patio doors to front and rear gardens. The dining room is a lovely reception space with window overlooking the front and access out to the rear gardens, perfect for entertaining.

The shaker-style kitchen offers plenty of storage with a range of fitted cabinets, electric Rangemaster oven with induction hob, Quooker tap, integrated fridge, Neff microwave and dishwasher. Off the kitchen is a handy utility room with stable door to the garden, space (and plumbing) for washing machine, tumble dryer and freestanding freezer.

On the first floor, the character of this converted barn comes to life with exposed timbers on the landing and throughout the bedrooms on this floor. Bedroom one is spacious and enjoys beautiful views over the cottage garden, with full length window, hanging storage and ensuite shower room, with underfloor heating. Bedrooms two and three are both doubles, with bedroom two having plenty of fitted storage. The family bathroom is spacious with roll top bath and shower over, wash hand basin with vanity below, WC, heated towel rail and underfloor heating.

OUTSIDE

The gardens are a real feature of the property and set across different levels. There is a gravel seating area, perfect for alfresco dining, with steps leading up to more formal gardens with wildlife pond, mature shrubs and thatched summerhouse.

The summerhouse is complete with electric and there are double doors to a small patio area in front to enjoy the beautiful setting. A few steps lead to a further area of garden which is rented from Clinton Devon Estate with the current lease cost of £350 per annum. There is a greenhouse, vegetable patch, a selection of fruit trees (apple, cherry and plum), garden shed, and the garden backs on to fields. There is small front garden, with a May tree giving the property its name, and off-road parking.

SERVICES

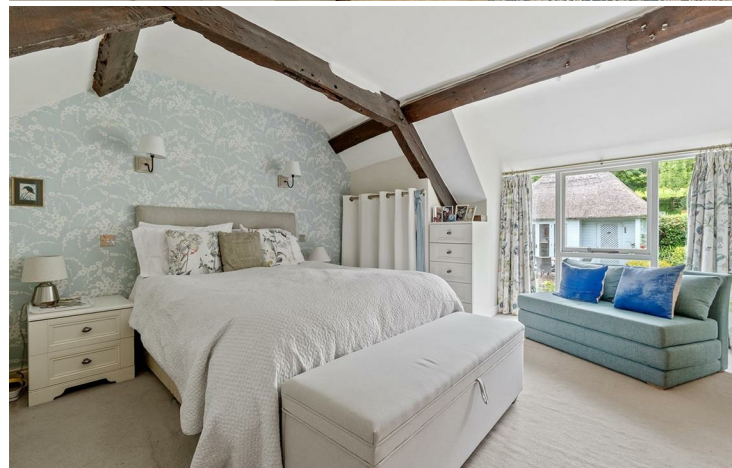
Mains water, electricity and drainage. Fischer electric radiators, each individually programmable.

Standard, superfast and ultrafast broadband available. Mobile coverage available outside with EE, O2, Three and Vodafone.

This property has a medium level risk of flooding for surface water flooding and from rivers and the sea, but there is no flooding history of the property.

DIRECTIONS

Entrance to Stantway Court to be found by red telephone box on Fore Street, Otterton.



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.



May Tree Barn, 3 Stantway Court Fore Street Otterton, EX9 7HB

Ground Floor

First Floor

Summer House
4.80 x 2.92m
15'9" x 9'7"

Total Area: 195.7 m² ... 2106 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	69
EU Directive 2002/91/EC			

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