



Feniton House,



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Feniton, Honiton, EX14 3BE

Honiton: 4.5 miles Sidmouth: 10 miles Exeter: 14 miles

Major part of an imposing former Rectory in the heart of the Old Village.

- No Chain
- Listed grade 2 with high ceilings and floods of lights
- Edge of village with rural views
- Garage & parking
- Freehold
- Feniton Old Village
- 4 good size bedrooms
- Bus stop to The King School & Colyton at bottom of drive
- Grounds of 0.84 acres (0.34 ha)
- Council Tax Band G

Guide Price £625,000

SITUATION

Feniton House is the major part of an imposing former Rectory, believed to date back to approximately 1600, offering graciously proportioned, Grade II Listed accommodation. There are many period and architectural features throughout the property, including fireplaces, deep skirting boards, architraves and complemented by impressive ceiling heights.

The property is tucked away up a private drive in the centre of Feniton old village not far from the church and village hall. In the newer part of the village, about half a mile, there is a small supermarket, well regarded CofE primary school and mainline rail station on the Exeter to London Waterloo line.

To the south is Ottery St. Mary where there is a good range of day to day shops, doctors surgery and 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

Improved and enhanced for modern living, the accommodation is spacious and elegant, and may benefit from some decorative work. An impressive entrance provides access to all the ground floor rooms, and graceful staircase rising to the first floor.

The drawing room is a superb room; with beautifully hand carved oak panelling, which was carved by a previous Vicar's wife.

The sitting room with coved ceiling, a marble fireplace and French doors to the front garden is partly open plan to the kitchen creating a wonderful family space. The kitchen with large central island has slate, timber and quartz like worktops fitted with double Belfast sink, induction hob as well as integrated dishwasher.

On the first floor are 4 good size bedrooms, the master bedroom with dual aspect and steps down to an en-suite shower room. The shower room has a second door to the 4th bedroom (Jack and Jill) and then on to the landing. There is a family bathroom and a large store room.

OUTSIDE

The sweeping shared private drive leads to a turning circle with a small lawned island and access to the side garden, where there is a single garage with timber opening double doors, and greenhouse.

The large garden is laid mostly to lawn with many mature trees and shrubs including rhododendron. To the rear of the house is a small area of garden enclosed by a fence. There is a pedestrian gate to the drive and access to the garden and parking. The drive continues to a number of woodsheds.

In all the grounds extend to approximately 0.84 acres (0.34 ha) plus ownership of a rear drive.

SERVICES

Mains Water, Electricity and Drainage. Oil fired central heating.

There are restrictive covenants on the title, please contact the agent for more details.

Broadband options include BT which offers a minimum guaranteed download speed of 60 Mbps.

DIRECTIONS

Upon entering Feniton Old Village from the South, pass the green triangle and as the road bears left, take the private drive on your right marked Feniton House.



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