



Phaeton,



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Upottery, Honiton, Devon EX14 9PN

Taunton 12.6 miles, Honiton 6.4 miles, Chard 9 miles

## Generous maisonette apartment in the centre of the village.

- Converted coach house
- Grade II listed
- Parking for 2 cars
- Large timber shed
- Private entrance
- 2 Double bedrooms
- Share of freehold
- Council tax band C

Guide Price £275,000

### SITUATION

The Old Coach House is set in the heart of the attractive rural village of Upottery. Positioned in the Blackdown Hills Area of Outstanding Natural Beauty, Upottery benefits from a public house, The Sidmouth Arms, a highly regarded primary school, historic church and a host of other sporting and recreational clubs. The nearby A30 trunk road gives rapid access to both Honiton and the university and Cathedral City of Exeter.

Taunton and the M5 motorway are within a 30 minute drive from the property. Honiton benefits from comprehensive amenities including shops, schooling, recreational facilities and a railway station on the London Waterloo line. The larger centre of Exeter caters for all needs including an international airport, mainline railway station on both the Paddington and Waterloo lines and access onto the M5 motorway. The stunning Jurassic Coast is within a half an hour drive, and has a lot to offer with its natural beauty and activities in Lyme Regis, Seaton and Sidmouth.





## DESCRIPTION

This maisonette apartment was sympathetically converted in the early 1990's within this beautiful Grade II Listed Old Coach House formed around a paved courtyard.

Built by Lord Sidmouth in the 19th Century as the stables and coach house to serve Upottery Manor next door (now demolished), it is constructed of local stone and flint, with Membury stone ashlar dressings under a recently renovated slate roof.

The property has would make an ideal full-time residence, or second home.

## LEASEHOLD INFORMATION

The property is a long leasehold with the remainder of a 999 year lease, starting on the 1st Jan 1992. The 6 apartment owners of The Coach House share the overall freehold of the building with each property owning one share. The leaseholders currently pay £160 per month to cover general maintenance including planting and building insurance for the properties, as well as building a maintenance fund reserve to allocate as required. Please note the whole roof of the building has been recently re-felted, battened and replaced natural slate where applicable.

## PARKING FOR TWO

There is allocated parking for 2 cars in tandem

## SERVICES

Mains water, electric and drainage. Programable electric heaters. High speed fibre optic broadband in the village (up to 1,000 mb/s). Mobile signal likely outside with Three, EE, Vodaphone and O2 (Ofcom)

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.





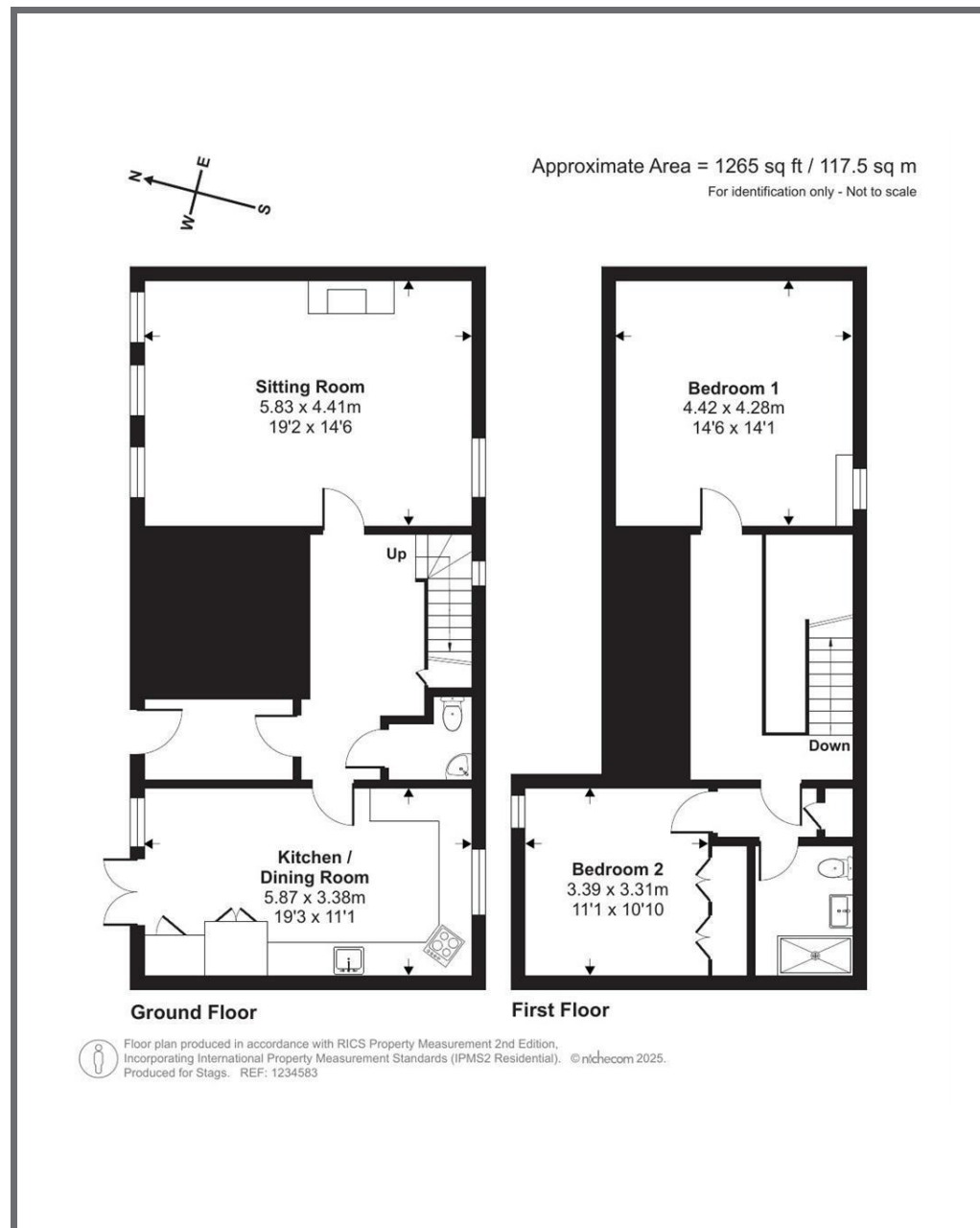
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