



Marlow, Holyford Lane





# Marlow, Holyford Lane

Colyford, Colyton, EX24 6HW

Colyton Grammar School: 0.7 mile Colyford: 0.1 mile Seaton: 2.4 mile

Marlow is an attractive family home set within beautifully maintained gardens, offering stunning countryside views and sea glimpses. The property features spacious, light-filled accommodation throughout, complemented by a double garage and ample driveway parking, all nestled in a peaceful edge of village setting.

- Detached family residence
- 4/5 Bedrooms
- Countryside views & sea glimpses
- Beautiful gardens
- Double garage and driveway
- Conservatory
- Vendors suited - no chain
- Freehold

## Guide Price £965,000

### SITUATION

Marlow is idyllically situated on a country lane, which is a no-through road, on the edge of the village of Colyford. The village benefits from an active community and offers a range of facilities including two pubs, a cafe, post office/general store, a butcher's, a church and a village hall. The house is a short walk from the nationally renowned Colyton Grammar School.

The historic town of Colyton is situated about a mile away, providing an excellent selection of local facilities; post office, primary school, pharmacy, Parish church, library, vet, fishmonger, garden centre, bike shop, gym, fish & chip shop, pubs, tea rooms and cafes. Sports clubs abound. Tennis, cricket, football, golf, sailing and canoeing are all available nearby.

To the south of Marlow, and within very easy reach, is the spectacular Jurassic Coast, designated a World Heritage Site, and including well known towns and villages such as Lyme Regis, Seaton, Branscombe, Beer and Sidmouth. For wildlife enthusiasts, the Seaton Wetlands and Holyford Woods nature reserves are each a short walk from the house.

The area has good rail links to London. Axminster station, just under 6 miles north of Colyford, provides services to Waterloo. The city of Exeter, 22 miles to the West, offers the amenities you would expect, also including mainline rail services to London.





## DESCRIPTION

This impressive detached family home enjoys a prime location with easy access to both the countryside and the coast. Upon entering, the welcoming entrance hall leads directly to the stunning kitchen/dining room, featuring a cosy nook and patio doors opening to the rear deck. This open-plan living space forms the heart of the home, offering a versatile setting for both everyday family living and entertaining.

A separate sitting room, accessed through oak-framed glazed doors from the kitchen, is highlighted by a feature woodburning stove, solid oak flooring, and patio doors that seamlessly connect the indoor and outdoor spaces. On the opposite side of the kitchen, a delightful sunroom enhances the property's reception space, providing a relaxing spot to enjoy the picturesque rural views.

Further enhancing the practical layout, there is a generously sized utility room just off the kitchen, along with a family shower room on the ground floor. A versatile study, which could also serve as a fifth bedroom, completes this level, offering flexibility to suit a variety of lifestyle needs.

On the first floor are four well-appointed double-aspect bedrooms, each designed to make the most of the natural light and the surrounding scenery. The main bedroom features an ensuite shower room and built-in wardrobes for added convenience and storage. Bedrooms 1 and 2 are particularly special, offering stunning views of the picturesque countryside and even glimpses of the sea beyond. A good-sized family bathroom completes this floor.

## OUTSIDE

The property boasts expansive wraparound gardens, predominantly laid to lawn and bordered by mature shrubs. A standout feature is the elevated decked area and rear patio terrace, ideally positioned to take full advantage of the beautiful countryside vistas and distant sea views. This stunning outdoor space offers the perfect setting for both relaxation and entertaining.

At the front, a gravel driveway offers ample off-road parking for several vehicles and leads to a large detached garage, fully equipped with both light and power, providing excellent storage and functionality.

## SERVICES

Mains electricity and water. Private drainage (septic tank, not tested). Oil-fired central heating.

Standard and Superfast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02. (Ofcom)

## DIRECTIONS

From Colyford, follow Elm Farm Lane for a 1/4 of a mile and continue onto Whitwell Lane for a further 1/4 mile before turning left onto Holyford Lane. Marlow is the first property on your left.





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.

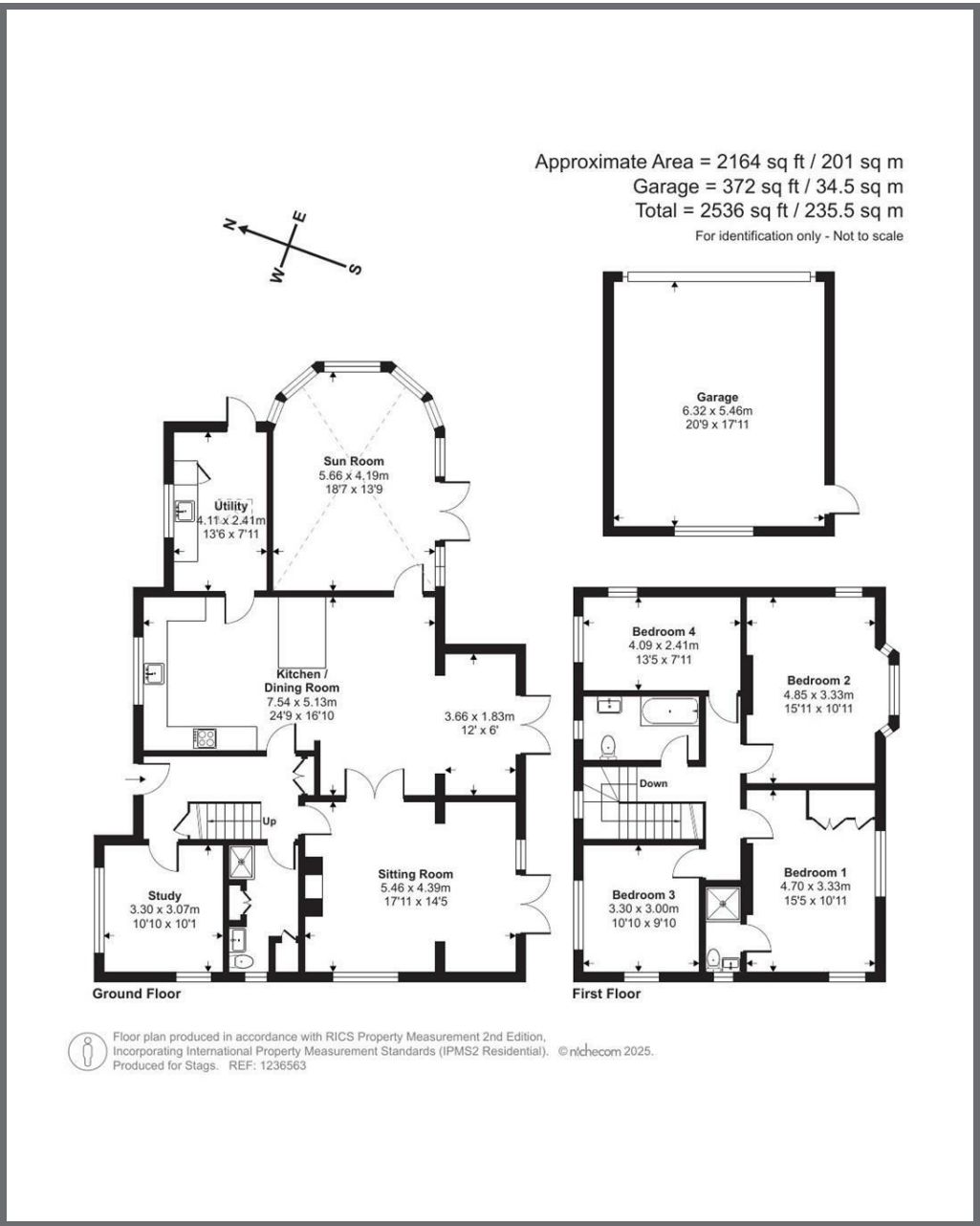


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>54</b>		
EU Directive 2002/91/EC		
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