



2 Middle Lodge







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Escot Park, Ottery St. Mary, , EX11 1LU

6.5 miles to Honiton 2.4 miles to Ottery St Mary 14.0 miles to Exeter

Beautiful Victorian former lodge with 1 bedroom annexe and cottage gardens. In all 0.23 acres. EPC D

- Semi- detached
- Secluded position
- 1 Bed annexe
- Cottage gardens
- Freehold
- Surrounded by estate grounds
- Beautifully presented
- Large garage/workshop
- Electric gates
- Council tax band E

Guide Price £675,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION

As its name suggests, Middle Lodge is one of a small number of Lodge houses formerly serving Escot House, a Georgian Stately Home situated within 250 acres of mature parkland grounds. The property enjoys an open outlook over its own mature gardens to verdant surrounding countryside.

Access to the property is via the estate drive to the East with the village of Feniton being just 1 mile distant providing a range of local facilities including a small supermarket, well regarded primary school, mainline rail station on the London Waterloo line and an active sports and social club. The A30 is similarly 1 mile distant giving direct access to the historic market town of Honiton and the City of Exeter some 15 miles to the West. The stunning Jurassic coastline is also within easy reach with the Regency coastal town of Sidmouth 9 miles distant.

DESCRIPTION

This charming Victorian home has been thoughtfully extended and significantly enhanced by the current owners, transforming it into a beautiful and comfortable family residence. The original Victorian character is lovingly preserved, featuring stone mullion Gothic-style windows, a brick façade, and a slate roof, while modern elements are seamlessly integrated.

The property boasts a bright, airy kitchen with a vaulted ceiling and contemporary fittings, a cosy sitting room with an Arts and Crafts-style fireplace, a welcoming reception hall, and a spacious utility room.

Upstairs, there are two double bedrooms, a modern shower room, and a generous landing—formerly a third bedroom—offering ample built-in storage.





OUTSIDE

The entrance features an electric timber gate between mature hedges creating a high degree of privacy leading onto a gravelled forecourt situated in front of the house and its garage.

The beautifully landscaped gardens are primarily laid to lawn, interspersed with charming pathways and bordered by low brick walls and lush, planted borders. A pergola provides gentle shade over a terrace, creating a serene and private setting with stunning views of the Escot Estate's apple orchards.

GARAGE AND ANNEXE

A large, refurbished brick outbuilding, fully equipped with power and lighting, is divided into two distinct sections:

The first section serves as a garage, featuring double doors at the front for vehicle access and a pedestrian side door for convenience.

The second section is a one-bedroom annexe, complete with a spacious covered entrance. Inside, there is a modern shower room, and a double bedroom with views overlooking the estate's orchard at the rear.

SERVICES

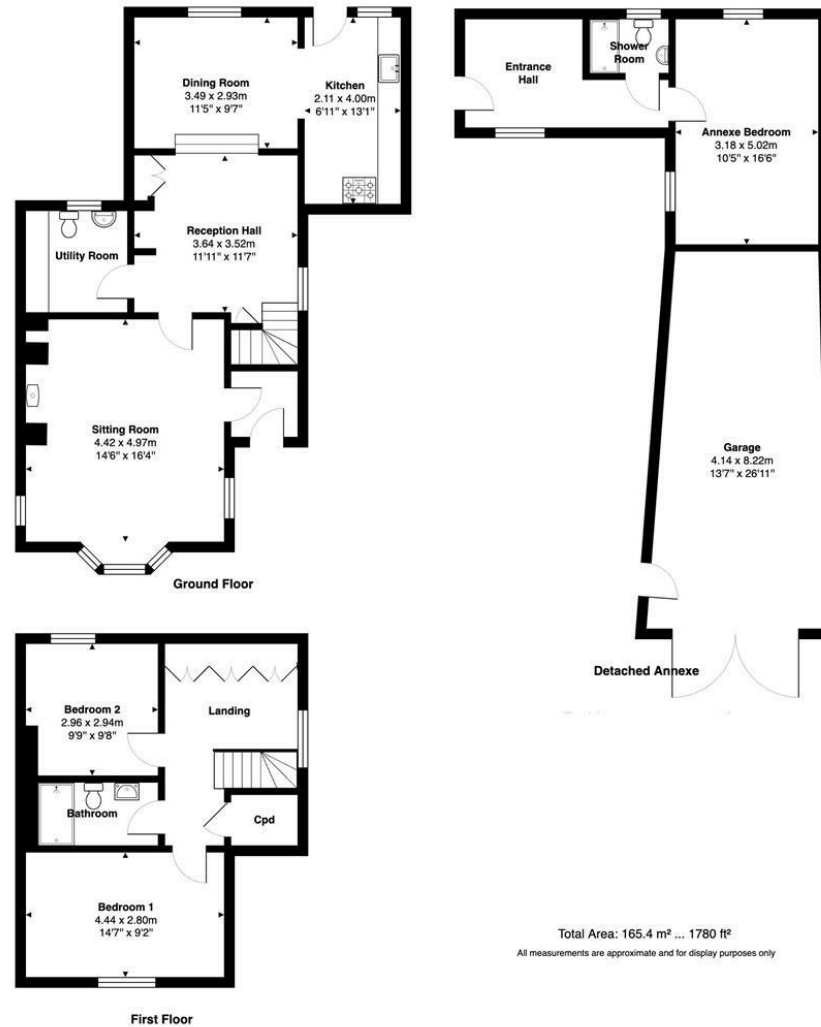
Mains electricity. Private Drainage via shared septic tank, not tested. Oil fired Central Heating. Metered water supply. Standard broadband available (up to 18 Mbps) via BT, however our clients have fixed radio broadband up to 31 Mbps, mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom)

DIRECTIONS

At Pattersons Cross on the A30, turn off and follow the signs north to Feniton, continue for three quarters of a mile before taking a left turn next to a thatched cottage onto the estate road. Middle Lodge will be the first of a pair on the right hand side after about half a mile opposite the woods.

ESCOT ESTATE

The property benefits from a right of way along the rear drive to the property. There are numerous public footpaths across the estate providing access to glorious parkland and woodland. In common with the extended former Escot Estate the mineral rights are owned separately.



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) 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		
		EU Directive 2002/91/EC



