



22 Kingsholme,





# 22 Kingsholme,

Colyford, Colyton, EX24 6RJ

Colyton: 1 mile Seaton: 2.1 miles Axminster station: 5.2 miles

A substantial detached family home with five bedrooms and three reception rooms, private garden, double garage and driveway parking.

- Detached house
- Enclosed garden
- Gated entrance
- Freehold
- Five bedrooms
- Double garage
- No onward chain
- Council Tax Band G

Guide Price £760,000

## SITUATION

Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty offering a range of amenities including shops, post office, primary school and the renowned Colyton Grammar School.

Seaton Beach is located a few miles away and has further amenities such as larger supermarkets, Axmouth Golf Club and Axe Yacht Club. Seaton is part of the world-renowned Jurassic Coast, with a mile-long beach, Seaton wetlands and located on the South West Coastal path.

The nearby historic fishing villages of Beer and Branscombe are nestled in the hills between Seaton and Sidmouth, whilst the picturesque Dorset town of Lyme Regis, with its famous Cobb, is within easy reach. There is a main line station to London Waterloo from Axminster and Honiton.





## DESCRIPTION

22 Kingsholme is an immaculately presented detached home offering spacious accommodation throughout, with potential for modernisation to suit contemporary tastes.

The ground floor features a spacious entrance hallway with stairs rising to the first floor and galleried landing. From here, a glazed door leads into the good-sized kitchen/breakfast room, which includes a range of fitted cupboards, a built-in electric oven, a gas hob, and space for a dishwasher. A rear door from the kitchen leads to the garden patio area, an ideal spot for alfresco dining. Adjacent to the kitchen is a useful utility room housing the boiler, with space for a washing machine and tumble dryer, along with additional storage.

The property boasts three reception rooms. The dining room is light and bright, featuring a bay window. Across the hallway, the generous lounge includes a feature gas fireplace, full-length windows, and patio doors that lead directly to the enclosed rear garden. Next to the lounge is a snug, offering a additional living space or downstairs bedroom. There is also a downstairs cloakroom conveniently located off the hallway.

The first floor features a stunning galleried landing that leads to the spacious and versatile accommodation this home has to offer. There are five bedrooms, including a master ensuite, and a family bathroom. The master bedroom is impressive, with extensive built-in storage, a dressing area, and an ensuite shower room. The second bedroom is a well-proportioned room with built-in wardrobes and a door leading to a great space over the double garage, which could be used as a games room or additional living space. The third and fourth bedrooms are both good-sized rooms that benefit from built-in wardrobes, while the fifth bedroom is the smallest and currently in use as an office. The fourth and fifth bedrooms both enjoy views over the garden and the field beyond.

## OUTSIDE

The rear garden offers a delightful sense of privacy as it backs onto picturesque fields. It features a spacious patio area, perfect for outdoor dining and entertaining. The remainder of the garden is primarily laid to lawn, complemented by mature shrub borders and trees, creating a serene and inviting outdoor space.

Additionally, the property includes a double garage with electric doors, ensuring convenience and security. The paved driveway provides ample parking space for multiple vehicles, enhancing the overall practicality and appeal of this charming home.

## SERVICES

All mains services connected. Standard, superfast and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

Please note, there are restrictive covenants on the property, please contact the office for a copy of the Land Registry Title.

The property lies within a conservation area.

## DIRECTIONS

From Colyton, turn onto South Street (B3161) and continue along this road for just under a mile. Turn right onto Kingsholme and take the first right which leads to a gated private drive to three properties, number 22 is found on the right-hand side.





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.

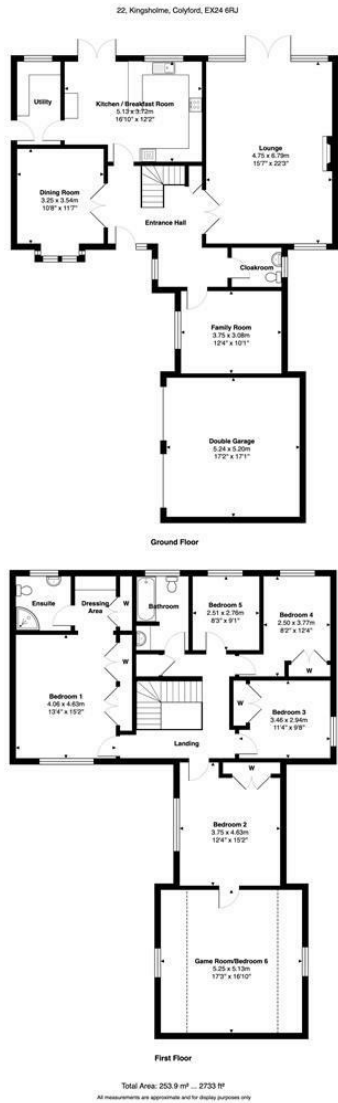


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

honiton@stags.co.uk

01404 45885



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London