



Wayside











# Wayside

Talaton, Exeter, , EX5 2RU

Honiton: 7.1 miles Sidmouth: 9.7 miles Exeter: 12.5 miles

An impressive barn conversion set within 1.47 acres of beautifully maintained grounds, featuring stabling, a paddock, and stunning countryside views.

- Immaculately presented
- 5 bathrooms
- Stables
- Freehold
- 6 bedrooms
- Paddock
- Ample parking
- Council Tax Band G

Guide Price £950,000

## Stags Honiton

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## The London Office

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## SITUATION

The village of Talaton boasts a strong community spirit, supported by a church, village shop, parish hall, and pub. Nearby, Feniton offers additional amenities, including a primary school and a train station on the London Waterloo line. Just a few miles away, Ottery St. Mary ensures this property falls within The King's School catchment area.

For equestrian enthusiasts, Bicton Arena is 12 miles away, which hosts international, British, and Pony Club Championships, with further local facilities at Hitts Barton, New Hall, and Venn Ottery.

Honiton provides a variety of independent shops and a lively twice-weekly market. To the west, Exeter offers extensive retail, dining, and leisure options. The M5 grants easy access south to Cornwall and north toward Bristol and London, while Exeter International Airport connects to both domestic and international destinations

## DESCRIPTION

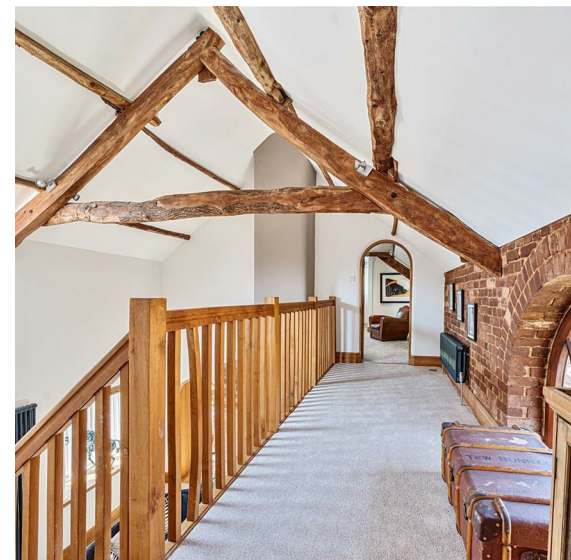
Wayside is a spacious and characterful attached barn conversion set within beautiful grounds, complete with stabling and a paddock.

This light filled home offers versatile living accommodation. The ground floor opens with an entrance porch featuring impressive stained and leaded glass windows, leading through oak framed double doors into the sitting hall. This welcoming space showcases charming character features, including a cast iron woodburning stove, exposed beams, and a vaulted ceiling. A staircase rises to the first floor galleried landing.

Off the sitting hall, the country style kitchen serves as the heart of the home. It is well equipped with solid wood fronted cabinetry, black granite worktops, a large American style fridge/freezer, and an Aga set within a brick surround with a beam above. A central island and dining area provide a sociable space, complemented by a cosy sitting area. Patio doors open onto a pretty courtyard garden at the rear and a paved patio at the front.

Further oak framed doors lead to the sitting room, a beautifully proportioned dual aspect reception space featuring exposed timbers, oak shutters, and a pine surround fireplace with a red brick hearth. A music room is tucked around the corner, offering a quiet retreat. Also on this floor is the sixth bedroom, complete with an en suite bathroom and a stable door opening onto the courtyard.

At the far end of the property, an entrance lobby provides additional access from the courtyard. This area includes a well appointed utility room with fitted cabinets, an oil fired boiler, and plumbing for a washing machine and tumble dryer. Adjacent is a useful study with a bespoke corner desk and shelving, as well as a downstairs cloakroom.







The first floor features a striking galleried landing with exposed beams and a double glazed arch window, a standout feature of the property. This level accommodates five bedrooms, four of which have en suite facilities.

The impressive master suite includes a spacious bedroom with a built in wardrobe, a dressing room, and a generous en suite bathroom with a fitted bath, large shower cubicle, twin washbasins, and WC.

Bedroom two is a comfortable double with exposed beams, a Velux window, and an en suite shower room. Bedroom three, another well proportioned double, features exposed beams, a Velux window, and a built in wardrobe. Double wooden doors lead to its en suite, which includes a panel bath, washbasin, and WC, with an additional door providing access back to the landing.

At the far end of the property, bedroom four is a bright double room with a built in wardrobe and an en suite shower room. The fifth bedroom, the smallest, is further along the landing and benefits from fitted wardrobes.

### OUTSIDE

The property is approached via a brick paved driveway, offering ample parking for several vehicles. Paved pathways lead directly to the house, while the driveway extends to an open fronted double garage equipped with power and lighting. Behind the garage is a workshop, and to the side, a store with a water supply.

Adjacent to the driveway, a five bar gate opens to the stables and paddock, enclosed with post and rail fencing. The purpose built wooden stables, along with a yard and turnout area, are conveniently located just before the paddock.

The gardens at Wayside are beautifully manicured and meticulously maintained by the current owners. The front garden is predominantly laid to lawn, featuring a patio area with a pergola draped in wisteria, an idyllic setting for alfresco dining. To the rear, a private courtyard style garden is hard landscaped with gravel, stone built raised borders, mature shrubs, and a secluded seating area.

### SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

Superfast broadband available (Ofcom) Fibre has just been recently installed. Mobile coverage available outside with EE, O2, Three and Vodafone.

### AGENTS NOTE

The log burner that has been installed does not have an associated HETAS certificate, which means it has not been certified for safe and compliant installation according to current regulations.

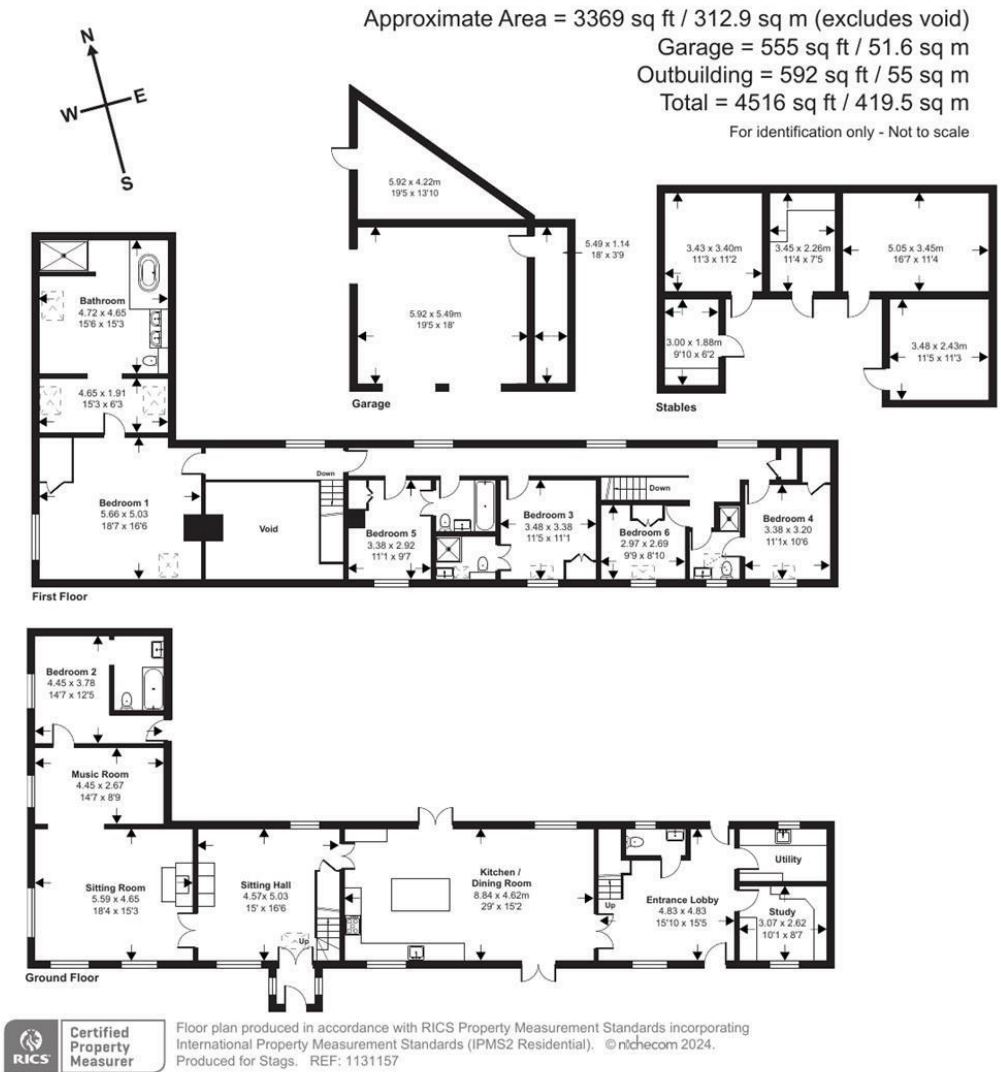
### DIRECTIONS

From the Honiton office, head north east along the High Street and take the first exit at the roundabout for Monkton Road. Follow the A35 and bear left to merge onto the A30. Follow this road for 3.3 miles before taking the exit towards Ottery St Mary (B3177) and continue for just under two miles. Take a left just after the turning for Gosford Road and continue for 1/2 a mile, then turn right and continue for about 1 mile onto Fairmile Ottery St Mary. Turn right following the sign to Plymtree and the property will be found about 1/3 mile up this lane 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>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







