



Otter Barn, Tovehayne Farm



Otter Barn, Tovehayne

Monkton, Honiton, Devon EX14 9QQ

Honiton: 1.6 miles Ottery St. Mary: 7.2 miles Sidmouth: 11.6 miles

A beautifully presented semi-detached barn conversion, set within gardens extending to nearly three-quarters of an acre. The property offers light-filled, spacious accommodation throughout, perfectly blending rustic charm with contemporary comforts.

- Semi-detached barn conversion
- Double garage
- Ample driveway parking
- No onward chain
- EPC B
- Three bedrooms
- Lovely gardens
- Solar panels
- Freehold
- Council Tax Band D

Guide Price £650,000

SITUATION

Monkton is a small village within the Blackdown Hills (AONB), less than 2 miles north east of Honiton. The market town of Honiton is renowned as an antique centre, with a weekly street market, has a range of independent shops and cafes, as well as two primary schools and a secondary school. The town is served by a main line rail station with hourly service to London Waterloo as well as fantastic access to the A30.

Exeter, to the west, offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.



DESCRIPTION

A delightful semi-detached barn conversion, with character features and natural light throughout. A glazed entrance porch leads into a delightful dining room, offering the perfect space for entertaining. A step down brings you to a spacious kitchen/breakfast room, thoughtfully designed with an abundance of fitted cupboards, an electric cooker, integrated fridge, and space for a dishwasher. A stable door provides convenient access to the side of the property, leading to the front. At the far end, the spacious, yet cosy sitting room features a multi-fuel stove and opens directly onto a lovely garden patio, perfect for outdoor relaxation. This floor also benefits from a well-sized utility room, a modern shower room, and direct access to the integral garage.

Upstairs, you'll find three well-appointed bedrooms, all accessible from a bright landing with exposed beams. The master suite boasts an ensuite shower room, built-in cupboards, and additional storage space, complemented by vaulted ceilings and a skylight. Bedroom 2 is a comfortable double with built-in wardrobes, while bedroom 3, equally bright, is currently set up as a home office. A spacious family bathroom serves the two remaining bedrooms, offering both style and practicality.

OUTSIDE

The property is set within beautifully maintained gardens, offering a variety of outdoor spaces for relaxation and enjoyment. Three distinct areas of lawn provide versatility for leisure and activities. A charming patio, accessible from the sitting room, creates the perfect setting for alfresco dining and entertaining, leading seamlessly into a lush lawned area. A gate opens to a thoughtfully organised vegetable patch with raised beds, ideal for growing your own produce. Beyond this, a larger lawn area is bordered by mature shrubs, with a fruit cage and fruit trees at the far end, adding a touch of rural charm.

Across the gravel driveway, which provides ample parking for multiple vehicles, you'll find a raised decked area and a summerhouse, complete with an attached timber shed. This peaceful retreat is accessed via a picturesque bridge over a babbling stream, offering a truly tranquil escape.

SERVICES

Mains electricity and water. Private drainage via a sewage treatment plant (shared with the attached neighbouring property). Oil-fired central heating.

Standard and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).

DIRECTIONS

From Honiton High Street, head north east and take the first exit at the roundabout onto Monkton Road. Continue along this road and merge onto the A30. Follow this road for approximately 1 mile and the sign for Tovehayne Farm will be found on your right-hand side, continue along this track and you will find the entrance to Otter Barn on the left, after the cattle grid.



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.



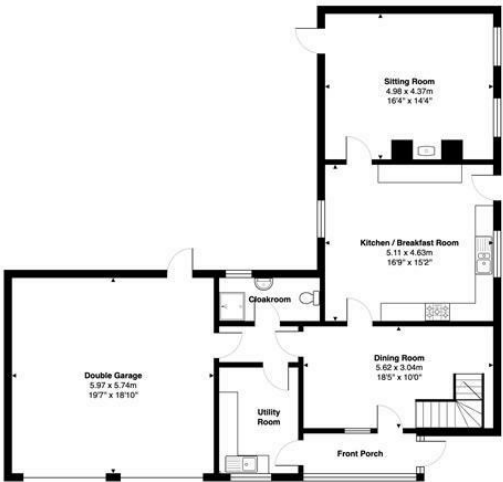
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

honiton@stags.co.uk

01404 45885

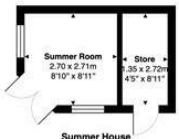
Other Barn, Tovehayne Farm, Access To Tovehayne Farm, Monkton, EX14 9QQ



Ground Floor



First Floor



Total Area: 186.2 m² ... 2004 ft² (excluding summer room, store)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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