



Splatthayes







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Buckerell, Honiton, Devon, EX14 3ER

Feniton: 2 miles Honiton: 4.2 miles Exeter: 15.3 miles

Splatthayes is a charming eight bedroom home set on nearly two acres of scenic Devon countryside. The property features a cottage garden, a thriving orchard, well maintained paddocks, and a peaceful woodland. It also includes a separate annexe, offering additional accommodation.

- Period Grade II Listed
- Just under 2 Acres
- Separate Annexe
- Council Tax Band D
- 8 Bedrooms
- Outbuildings
- Freehold

Guide Price £1,000,000

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SITUATION

Located in the village of Buckerell, not far from the historic church, this property has wonderful rural views across the nearby farmland and rolling hills of this popular part of East Devon.

Buckerell has a strong community with a pretty parish church situated east of the larger village of Feniton, which has a village shop, post office and main line rail link to Exeter central and London Waterloo.

The popular town of Ottery St Mary, with its renowned The King's School (secondary and in catchment) is to the south.

To the east is the busy market town of Honiton which has an excellent range of shops and facilities. These include many independent retailers and eateries, as well as the usual multiples such as WH Smiths, Boots, Tesco, and sports and leisure facilities (sports centre/swimming pool) and schooling. It also has a main line rail link to London Waterloo.

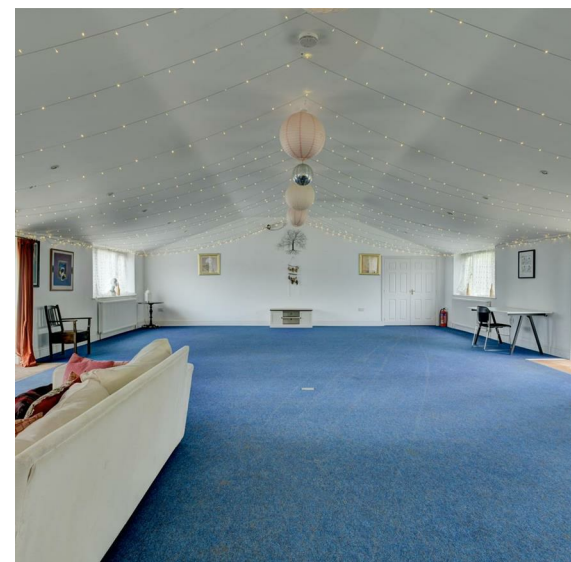
The city of Exeter is to the west and has an excellent shopping centre, theatres, cinemas, sports and leisure facilities, main line rail link to London Paddington, M5 access and international airport. The World Heritage Jurassic Coast at Sidmouth, one of East Devon's most popular coastal resorts, is about 11 miles to the south.

DESCRIPTION

Splatthayes is an enchanting and characterful residence, set within just under two acres of idyllic Devon countryside. The grounds encompass a delightful cottage garden, a thriving orchard, well-kept paddocks, a picturesque pond, and a tranquil expanse of woodland. Steeped in history, the heart of Splatthayes is believed to date back to 1605, with its U-shaped layout reflecting the evolution of the property over centuries. The original central section, along with a later wing, is clad in white-painted render beneath a traditional thatched roof of Devon reed, while a subsequent wing, constructed of handsome red brick, rests beneath a slate roof. This distinguished Grade II listed home is impeccably presented, showcasing a wealth of original architectural features, including chamfered ceiling beams, exposed roof timbers, flagstone flooring, and an exquisite early 18th-century fireplace fashioned from handmade bricks, now housing a wood-burning stove installed four years ago.

Splatthayes is perfectly positioned to capture the changing light throughout the day, enhancing its warm and welcoming atmosphere. It has been the cherished home of the current owners since 1994 and has been sympathetically restored to an exceptional standard, balancing period charm with modern comfort.

The generous number of rooms has allowed Splatthayes to flourish as a highly successful bed and breakfast for many years, with a layout that affords privacy for both proprietors and guests. The ground floor boasts two adjacent, light-filled reception rooms with dual-aspect windows offering enchanting views of the gardens. The first floor features a second sitting room, forming part of the principal bedroom suite, providing a private retreat for the homeowner when guest numbers are at their peak. The ground floor also accommodates a beautifully appointed kitchen/breakfast room, fitted with bespoke timber cabinetry and a classic two-oven AGA. A well-proportioned double bedroom with an en suite bathroom completes this level, offering an ideal space for those who are older or have limited mobility.





The first floor continues to impress, comprising the elegant principal bedroom suite alongside two additional double bedrooms, each with en suite shower rooms. Three further well proportioned bedrooms share a family bathroom, an additional shower room, and a separate WC, ensuring ample accommodation for both family and guests.

Pantry House, Outbuildings & Grounds

Splatthayes is approached via a shared entrance from the village lane, leading to a private parking area and an attached single garage. Nestled beside the main house is Pantry House, a charming annexe featuring a ground floor living room, kitchen, and shower room, with an en suite double bedroom above. This delightful addition offers flexibility as guest accommodation, a self contained retreat, or potential holiday let.

OUTBUILDINGS AND GROUNDS

The driveway provides ample parking space beside a spacious, contemporary, single-storey party barn and conference studio, which also serves as a versatile community venue. This impressive building features a large central hall, flanked by a double storeroom on one side and a kitchen, shower room, and WC on the other.

The beautifully landscaped garden extends behind and alongside the cottage, eventually embracing the party barn. A paved terrace connects the two wings of the cottage, complemented by another secluded terrace nestled in one corner just behind the house. Beyond lies a level lawn, edged with mature trees and vibrant flowering shrubs. A separate paved garden sits behind Pantry House, leading to a substantial outbuilding at the lawn's far end.

Beyond the garden, a charming mixed orchard transitions into rolling paddocks, framed by majestic broadleaf trees. One of the paddocks also features a picturesque circular pond, adding to the property's natural beauty. At the far end, a tranquil woodland area completes the idyllic setting.

SERVICES

Mains electric and water. Private drainage, last emptied in 2024 and water filtration system certified.

Oil fired central heating and Aga.

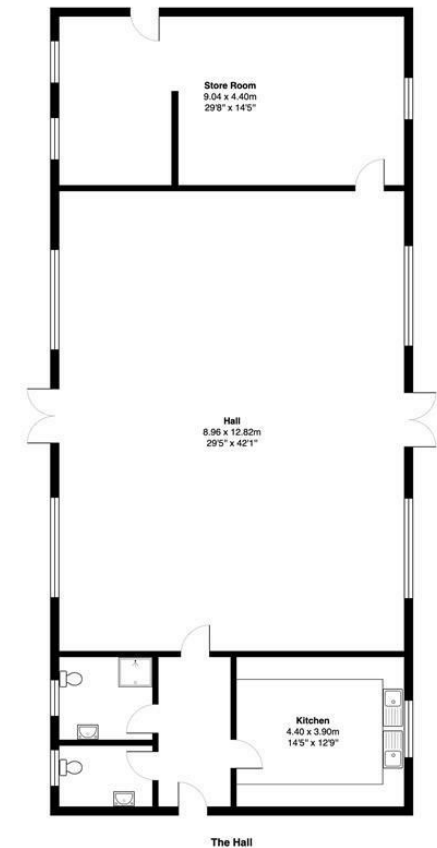
Standard, Superfast and Ultrafast broadband available. Mobile signal likely outside with Vodafone, Three, EE and 02 (Ofcom).

Agents Note: Japanese Knotweed has been recently found in the grounds, the Vendors have received quotes to have it professionally treated and guarantees will be provided.

The ridge on the the thatch has a life expectancy of 2 more years.

DIRECTIONS

From Honiton, head West on the A30, take the first turning left towards Fenry Bridges on the old A30. Over the River Otter bridge, turn right signposted Feniton and Buckerell. After approximately 200 meters turn right at Buckerell Cross, after approximately 1 mile, bear left, signposted Hembury Fort, continue along this road and the property will be found on the right hand side.



STAGS

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.



