



The Old Watermill



**STAGS**

# The Old Watermill

Farway, Colyton, EX24 6ED

Honiton: 3.6 miles Beer: 7.1 miles Colyton Grammar School:  
7.9 miles

A stylish and refurbished detached period home, seamlessly blending original character with flexible, contemporary living spaces, all set within beautifully landscaped gardens in a tranquil rural setting.

- Detached period property
- Four bedrooms
- Conservatory
- Off-road parking
- EPC F
- Unique character features
- Open-plan living
- Landscaped gardens
- Freehold
- Council Tax Band E

## Guide Price £850,000

### SITUATION

The property is situated close to the centre of the popular rural village of Farway. Farway is a highly regarded village affording a primary school and lies approximately 3.5 miles to the south of Honiton and approximately 5 miles to the west of Colyton.

Honiton is renowned as an antique centre, as well as for its 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.

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

This distinctive period property, dating back to the early 20th century, effortlessly combines character and contemporary design. At its heart is a splendid open-plan living and dining area, offering garden views and a sense of light and space. At the far end, a bespoke fitted kitchen features high-end appliances, including a Miele steam oven, induction hob, integrated dishwasher, and elegant granite worktops with an inset sink. A spiral staircase rises to a charming mezzanine level; a great studio or storage space, while a second staircase accessed via the living area leads to an additional mezzanine, currently serving as a stylish double bedroom.

A striking central conservatory acts as a true focal point of the home—flooded with natural light and seamlessly connecting to the gardens, it's an ideal space for both relaxing and entertaining.

Toward the far end of the property are three further bedrooms, one enhanced by bespoke fitted wardrobes offering generous storage. A staircase leads to the principal bedroom, a spacious and flexible retreat boasting far-reaching views. Two well-appointed bathrooms serve the accommodation, completing this thoughtfully designed and effortlessly chic home.

## OUTSIDE

The beautifully landscaped gardens envelop the Old Watermill, showcasing a pristine lawn and an array of mature shrubs that together create a serene and private oasis. Two principal seating areas offer idyllic spaces for alfresco dining and entertaining, perfectly complementing the home's seamless indoor-outdoor lifestyle. On the far side of the property, near the charming old water wheel, a more natural garden area unfolds, leading to a gravelled parking area with off-road parking for multiple vehicles.

## SERVICES

Mains electricity and water (metered). Private drainage via a water treatment plant. Oil-fired central heating.

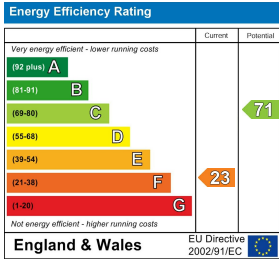
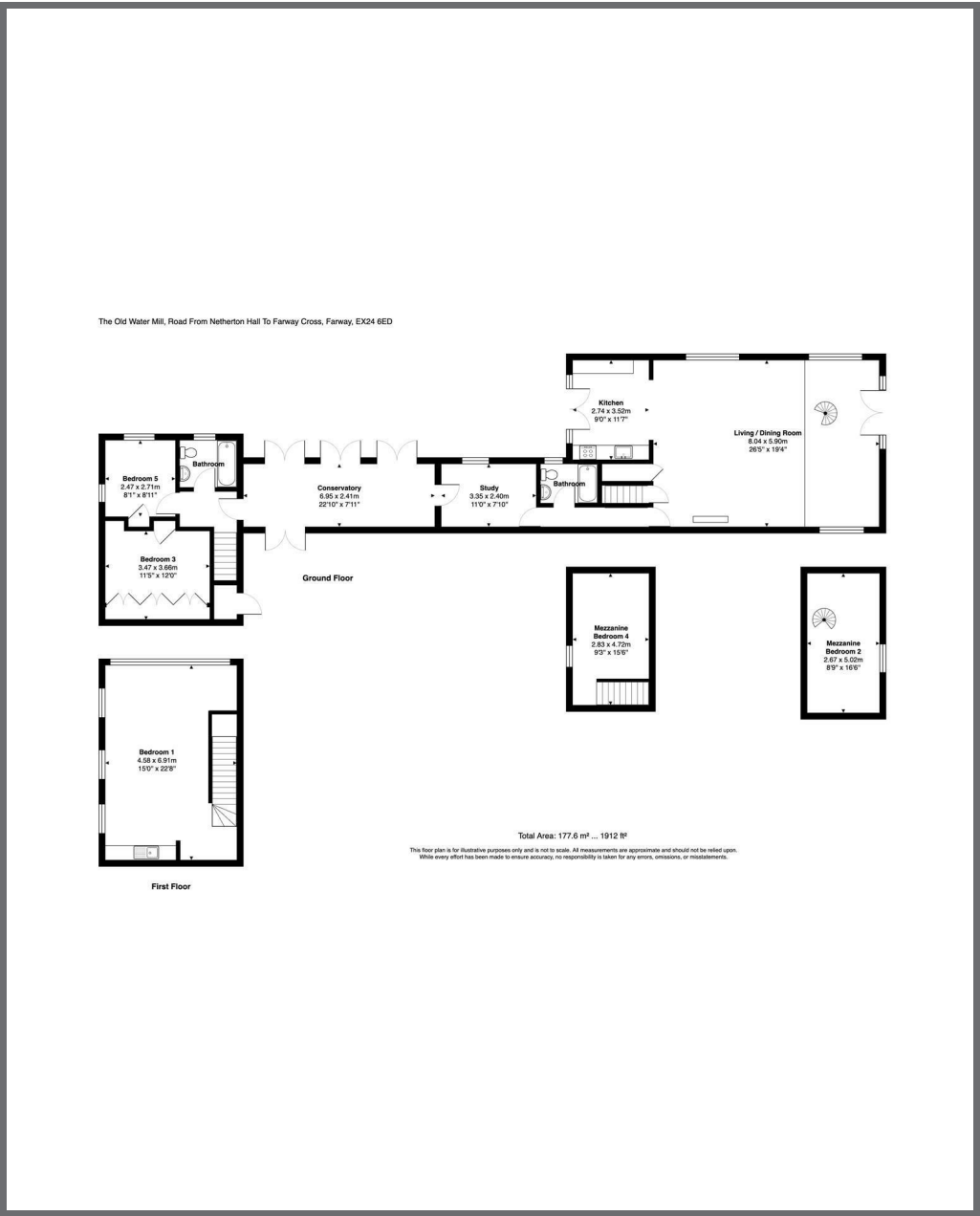
Standard broadband available. Mobile signal likely outside with Three and O2 (Ofcom).

## DIRECTIONS

What3words: ///bake.blame.finalists



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.



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