



Eastons











# Eastons

Dalwood, Axminster, Devon, EX13 7EN

Honiton: 5.9 miles Axminster: 4.5 miles Lyme Regis: 9 miles

A historic detached residence, beautifully set within half an acre gardens that offer both privacy and picturesque views. Rich in character and period detail, the property also benefits from modern conveniences including a detached garage, good-sized store, and generous parking. A rare opportunity to enjoy timeless elegance in a tranquil and scenic setting.

- Detached period property
- Four bedrooms
- Country-style kitchen/diner
- Surrounded by fields
- Council Tax Band F
- Grade II listed
- Detached garage and barn
- Set in half an acre
- Freehold
- EPC exempt

Guide Price £850,000

## Stags Honiton

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## SITUATION

Eastons occupies a rural position within the picturesque community village of Dalwood in the Blackdown Hills Area of Outstanding Natural Beauty surrounded by open fields. The village offers a range of amenities including the popular Tuckers Arms public house (only a short walk away), ancient church of St Peter's, village hall and community run shop and Post Office.

Dalwood lies approximately midway between the market towns of Honiton and Axminster. Both towns offer a wide range of amenities such as schools, banks, supermarkets and sporting facilities, as well as many independent shops and galleries. They both also have main line rail links to London (Waterloo).

The Jurassic Coastline at Lyme Bay is a short drive away, with the town of Lyme Regis being about 9 miles distant. The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 6 miles south of the property.

## DESCRIPTION

Dating back to 1644, and believed to be one of the oldest houses in the village, this remarkable historic property exudes charm and character throughout. It offers two inviting reception rooms: a dual-aspect lounge featuring a striking inglenook fireplace, and a cosy snug or family room with a wood-burning stove—perfect for relaxed evenings. Extended in 1980, the home now boasts a spacious, triple-aspect kitchen/diner—truly the heart of the home—fitted with a Rayburn, handcrafted wooden cabinetry, and elegant oak worktops. A practical utility room with a large larder cupboard, a convenient WC, and a rear porch complete the ground floor.

Upstairs, there are four bedrooms, each with its own unique character. The triple-aspect principal bedroom is positioned to the rear of the property and enjoys tranquil views across the gardens and open countryside beyond. The second bedroom is dual-aspect and features a charming period fireplace, while the third showcases exposed cruck frame timbers, original floorboards, and access to a dressing room. The fourth bedroom offers a delightful single space with another feature fireplace. A generously sized family bathroom, complete with both a bath and a separate shower, rounds off the first-floor accommodation.





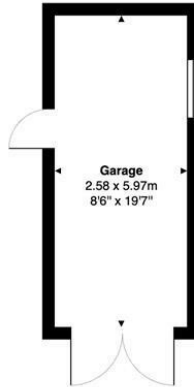
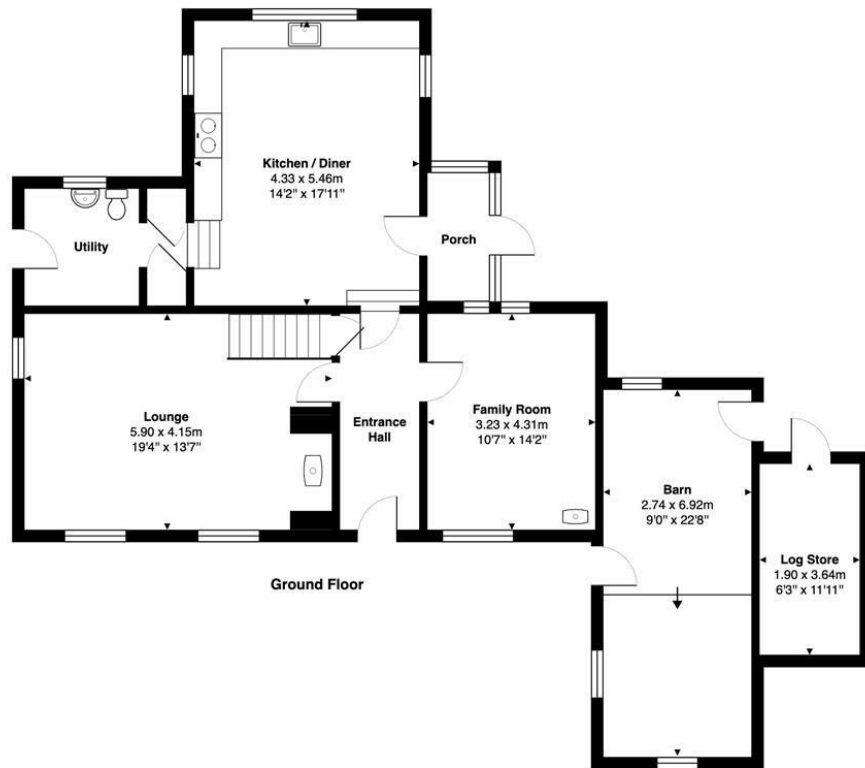


From Honiton, head towards Axminster on the A35. Continue past Starbucks and take the next left signposted Dalwood then an immediate right. Continue to the end of this road and turn left. Follow this road past the Methodist Church and take the sharp second left. Approx half a mile down this lane, turn right, indicated with a public footpath sign and the property will be found on the right hand side.





Eastons, Lane Past Easton, Dalwood, EX13 7EN



Total Area: 157.0 m<sup>2</sup> ... 1690 ft<sup>2</sup> (excluding barn, log store, garage)

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.



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.







