



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

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

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

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.





OUTSIDE

The property is enveloped by glorious wraparound gardens that beautifully complement this enchanting period home. Predominantly laid to lawn, the grounds offer a variety of tranquil spaces to enjoy throughout the seasons, all set against the idyllic backdrop of rolling countryside. To the front, vibrant, well-tended borders are filled with a diverse range of shrubs and perennials, adding a burst of colour and charm. The lush lawns sweep around the house, framed by mature hedgerows and established trees that offer privacy and a sense of seclusion.

A summerhouse, greenhouse, and potting shed provide delightful spots for gardening enthusiasts or those seeking peaceful retreats, while a paved patio area invites you to relax and soak in the serene surroundings. On the opposite side of the property, you'll find a chicken run and access to a substantial attached barn - ideal for storage or as a potential workshop space.

Modern conveniences are seamlessly integrated, including a detached garage and a generous gravelled area, offering ample parking for multiple vehicles.

SERVICES

Mains water and electricity. Private drainage via a water treatment plant, installed in June 2024. Oil-fired central heating.

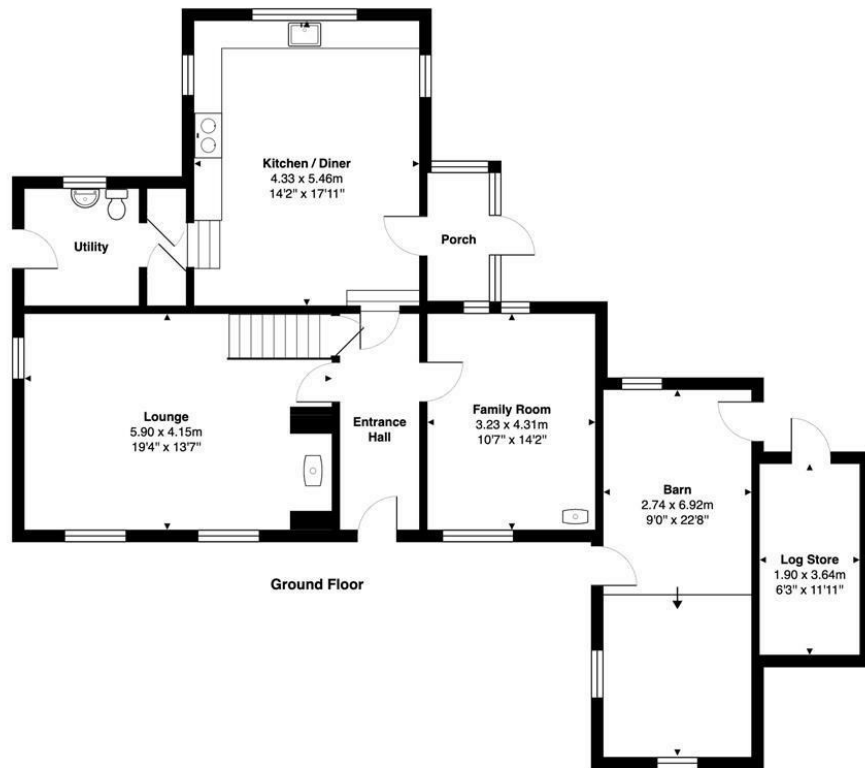
Standard broadband available. Mobile signal likely outside with Three, O2, EE & Vodafone (Ofcom).

DIRECTIONS

What3words: [///movements.imagined.teaches](https://www.what3words.com/locations/3wrd:///movements.imagined.teaches)

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 m² ... 1690 ft² (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.



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.



