



Netherton Lodge







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Farway, Colyton, Devon, EX24 6EF

Honiton 4 miles; Sidmouth 7 miles; Exeter 21 miles;

Impressive Victorian former lodge house with annexe, in glorious parkland style gardens, in all about 2 acres.

- Character former lodge
- 1 bedroom annexe
- Lovely reception rooms
- Stable block and 2nd access
- Freehold
- 4 bedroom main house
- Large kitchen/breakfast room
- Parkland gardens with stream
- In all about 2 acres
- Council tax band G

Guide Price £995,000

Stags Honiton

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SITUATION

Netherton Lodge enjoys a simply idyllic, yet remarkably convenient setting within the historic and enchanting Farway valley. Surrounded by gently undulating countryside synonymous with rural East Devon, this is a rare opportunity to acquire a unique country residence in the East Devon National Landscape. The village community is spread along the valley, the Norman Church of St Michael providing a beautiful focal point.

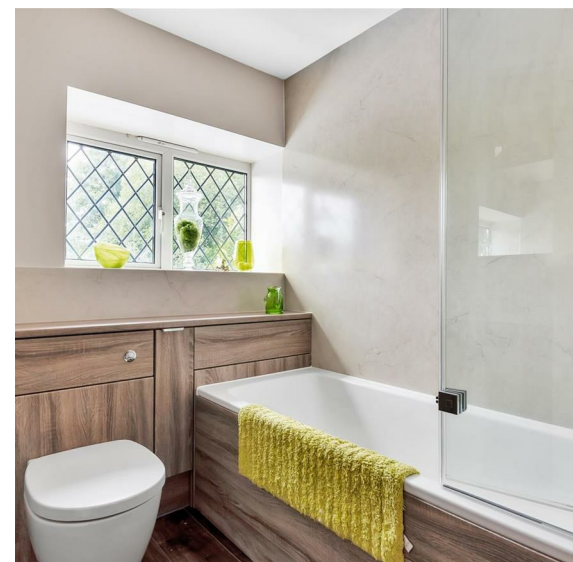
The nearby historic market town of Honiton is just 3 miles distant with a wide range of shops and facilities, a main line rail service direct to London Waterloo and good road links to Exeter in the West, Dorchester to the East, the stunning Jurassic Coast to the South and London via the A303 to the North East.

The Regency resort of Sidmouth is 7 miles to the South with an out of town Waitrose whilst the Cathedral City of Exeter is 21 miles distant with access to the M5 motorway via junction 29 and the International airport just 16 miles.

DESCRIPTION

As its name suggests, Netherton Lodge is the former stone lodge and gatehouse to the impressive Netherton Hall, a Jacobean mansion conceived by the Prideaux family, the last generation of which rebuilt the house and lodge in the mid part of the 19th Century.

Now separate to the main house and a substantial private dwelling in its own right, Netherton Lodge retains the original grand entrance drive with Grade II Listed pillars and two span ballustraded river bridge within its idyllic parkland gardens and grounds. Having been significantly enlarged by a sympathetic later extension with a tiled roof, the accommodation spans three floors with a 'wing' to one side providing self contained annexe/holiday letting potential.





ACCOMMODATION

The principal living space is traditionally arranged with sitting and dining rooms to either side of the central entrance lobby, both sporting leaded bay windows with the former housing a Minsterstone fireplace. The kitchen lies to the rear with granite worksurfaces, Aga and quarry tiled floor and has delightful views overlooking the rear gardens. The impressive garden room provides another exceptional reception room enjoying panoramic views across the gardens. A utility and cloakroom provides a link into the 'annexe wing' which comprises a third reception room and guest bedroom suite. With separate external access, this area could be completely independent of the main body of the house.

A staircase from the entrance lobby rises to the first floor where there are three double bedrooms served by a family bathroom and en-suite to the master bedroom. A further staircase leads to a second floor double bedroom and en suite bathroom.

PARKLAND STYLE GARDENS

The property is approached via the wrought iron gated Grade II Listed pillared entrance onto a wide gravelled forecourt. The Beerstone blockwork is echoed by the ornate 2 span bridge which elegantly crosses the River Coly, its gently cascading watercourse dividing the grounds along its axis.

The immaculate parkland gardens include an area preservation order due to the large number of wonderful high quality trees, with separate access to the road there is the potential to divide off an area of paddock serviced by a detached timber stable block. In all the property extends to 1.96 acres (0.79 ha)

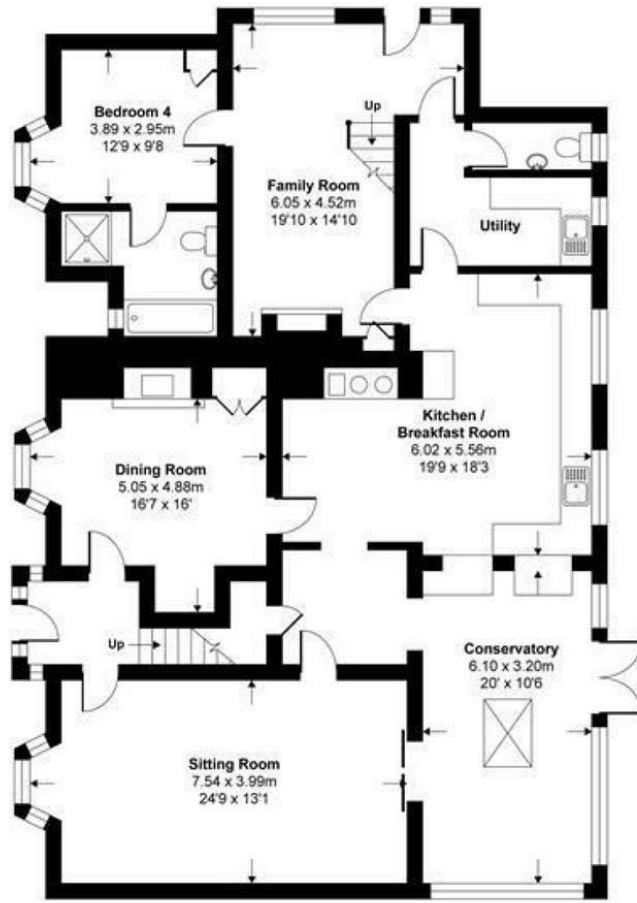
MATERIAL INFORMATION

Mains water and electricity. Private drainage via package treatment plant. Oil fired central heating. Standard broadband available, mobile variable outside on Three (Ofcom) Starlink suggested.

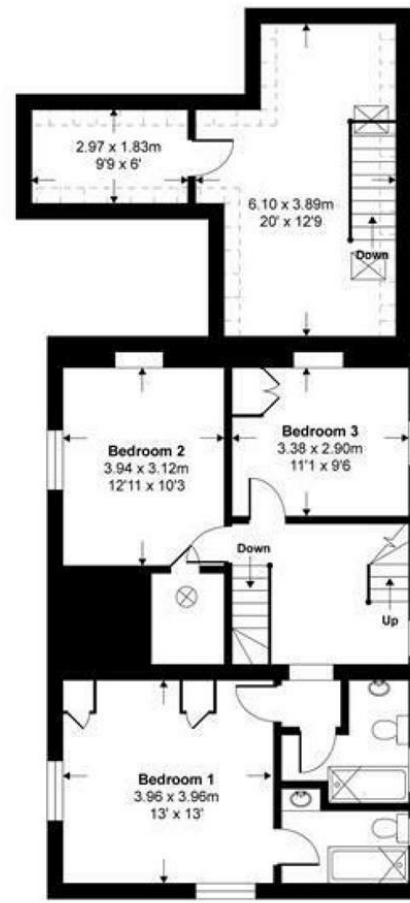
Flood risk is high in parts of the garden close to the River, there is a low to no flood risk for the house, see Environment Agency maps.

WHAT3WORDS LOCATION

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Ground Floor



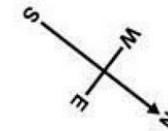
First Floor

Approximate Area = 2922 sq ft / 271.4 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Total = 3047 sq ft / 283 sq m
 For identification only - Not to scale

Denotes restricted head height



Second Floor



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nìcheom 2021. Produced for Stags. REF: 760578



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		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



