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Colyview



Colyton centre 0.3 miles Seaton Beach 3.3 miles

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## Adaptable family home in about 0.6 acres a short distance outside the town

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- 4/5 bedrooms (1 ground floor)
- 2 Reception rooms
- Stylish kitchen with Aga
- Utility and ground floor shower room
- 2 Stables
- PP for garage with room over
- Paddock & garden
- In all about 0.6 acres (0.24 ha)
- Freehold
- Council Tax Band E

Offers In Excess Of  
£700,000



### SITUATION

Located just outside of the town, within walking distance of the town facilities of Colyton, the property backs on to open fields with a light and airy outlook and the benefits of being so close to local amenities.

Colyton has a rich historical heritage with many interesting buildings dating back as early as the 14th century and which offers a surprising range of day to day amenities which includes shops, primary school, the renowned Colyton Grammar School, terminus for the Colyton/Seaton tramway, Post Office, health centre, pubs, restaurants and beautiful parish church of St Andrews.

The coast at Lyme Regis with its famous Cobb and bay with other resorts at Seaton, Beer and Branscombe, are all within a short distance. There is a main line station on the London Waterloo line at Honiton and Axminster. Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty.

### DESCRIPTION

Built in the 1960s the property has been improved and extended over the years, with further potential for enlargement.

The adaptable accommodation is stylishly presented, on the ground floor, the stunning kitchen/breakfast room stretches from front to back with a large central island and the Aga included, there is a separate dining room and sitting room both looking south across the grounds, plus a utility room, downstairs shower room and study/bedroom five.

On the first floor are four double

bedrooms each with fitted wardrobes alongside a family bathroom.

### STABLES & PP FOR GARAGE

Planning permission has been granted to erect a large detached garage with rooms above (secured at the same time as building the porch). There is a timber stable block with two loose boxes and a number of other timber sheds.

### PADDOCK

To the rear and backing on to open fields the grounds are split to form a small paddock.

### PARKING & GROUNDS

Double gates open to a generous tarmac parking and turning area to the front, side and rear of the house enclosed by post and rail fencing. The gardens are laid to virtually level lawns and to the rear of the house is a large patio area from which to enjoy the countryside views.

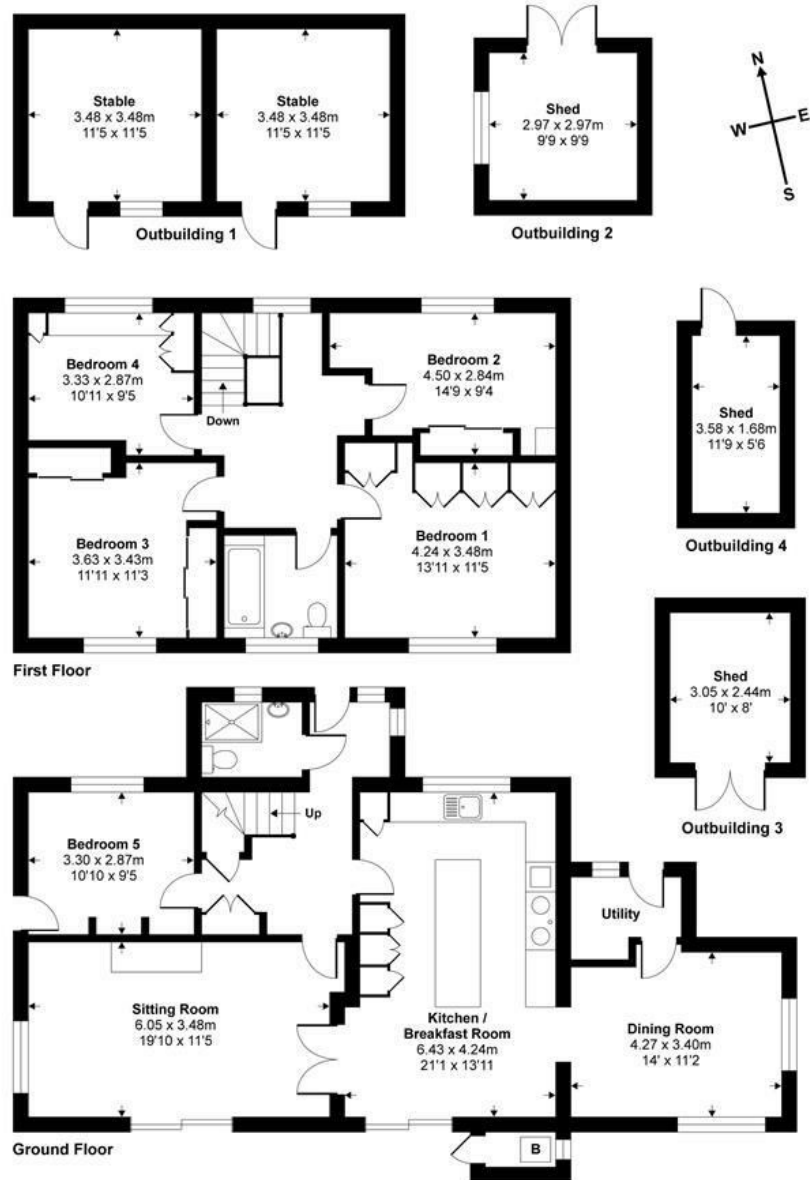
### SERVICES

Mains water and electric. Private drainage. Oil fired central heating.





Approximate Area = 1798 sq ft / 167 sq m (excludes boiler room)  
Outbuildings = 522 sq ft / 48.5 sq m  
Total = 2320 sq ft / 215.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Stags. REF: 716855

These particulars are a guide only and should not be relied upon for any purpose.

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