

Symonds
& Sampson



The Old Cider House

Heathstock, Stockland, Honiton, Devon

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Heathstock
Stockland
Honiton
Devon EX14 9EU

A glorious semi rural detached double fronted house renovated to an excellent standard with detached two storey annexe, mature gardens and a nearby field measuring 0.25 acres (0.1 ha).



- A versatile period house
 - Fine rural setting
- Numerous character features
- Detached one bedroom annexe
 - Workshop and store
 - Level lawned gardens
- Additional field measuring 0.25 acres (0.1 ha)

Guide Price £685,000

Freehold

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THE PROPERTY

The Old Cider House is a most charming period home providing the perfect blend of historical character features and charm with modern comforts and convenience. Of note is the original flagstone flooring, mellow uncovered stonework and the family kitchen which houses an electric Aga beneath an exposed Bressummer beamed fireplace. The ground floor accommodation offers a high degree of flexibility with four equally impressive reception rooms while the first floor is light and airy with a part galleried landing and vaulted ceilings to both front bedrooms. The addition of a well designed one bedroom annexe provides the option for multi-generational living or perhaps a holiday let income. Rarely does a package of this nature come to market in such outstanding condition.

ACCOMMODATION

From the lane side steps lead up to a gable end porch with glazed timber door which opens into a tiled floor entrance porch providing ample space for muddy boots and coats. The flagstone flooring continues from front to back of the original hallway with useful storage and staircase rising to the first floor accommodation. To the front elevation is a cozy sitting room with wood burning stove and beamed ceiling. On the opposite side of the hallway is the impressive 23ft kitchen, which offers a wide range of ivory coloured units, the electric Aga and an additional electric oven for convenience. A glazed door from the kitchen gives access to the garden room with its high sloping ceiling, slate flooring and double glazed windows to three elevations enjoying elevated views across Heathstock and the property's well maintained garden. To the rear of the house is the versatile family room which is currently utilised as a formal dining room and makes for an excellent space to entertain. The sellers have a study within the main house as well as a spacious utility room and modernised wet room. To the first floor is a galleried landing at the top of the staircase and solid pine latch doors open to three double bedrooms and a family bathroom. Two of the bedrooms lie to the front elevation with vaulted beamed ceiling, exposed A-frame timbers and stone chimney breasts. The master bedroom includes a quirky mezzanine area as well as a pleasant view over the valley. All bedrooms are served by a family bathroom fitted with a modern white suite and a separate walk in shower. The main house is heated by an oil fired central heating system while the ground floor single storey extension has underfloor heating.





BARN ANNEXE

Set within the grounds, to the rear of The Old Cider House is this beautifully presented two storey self contained annexe. The accommodation has been cleverly designed with the living space occupying the first floor and making the most of the natural light and view. There is a well fitted kitchen, breakfast bar and living area looking out through the Juliet balcony. On the ground floor is an entrance hallway, double bedroom and contemporary bathroom suite. Underfloor heating to the barn is supplied by LPG fired boiler throughout.

OUTSIDE

To the front of the house is cobbled area of walled garden with a



large patio seating area sweeping around the garden room. There is an area of level lawned garden interspersed with a wide variety of established shrubs, mature flowers and a selection of fruit trees. Overlooking the lawns is a timber garden store which also houses the boiler and workshop with light and power. A pathway leads between the rear of the house and the wall of the barn giving access to an outside WC, and the roadside via a timber gate. There is a driveway providing off road parking for 2/3 vehicles, along with the oil tank, off Back Lane. Just a short distance from the house and barn is a separate field/paddock which is enclosed with mature boundaries with field shelter, chicken run and former vegetable garden. The field measures 0.25 acres (0.1 ha) and offers pleasant views over the surrounding countryside and would lend itself to a variety of uses.

SITUATION

The Old Cider House is located along a rural country lane of individual properties in the friendly hamlet of Heathstock and offers some of the finest rural views and walks in East Devon. Despite being off the beaten track Heathstock is well situated for access to the A303 and A35, both less than five miles. Heathstock is set between the villages of Stockland and Dalwood with the former benefiting from the well renowned Stockland Primary School and Kings Arm community owned public inn, whilst Dalwood offers a community shop and the well regarded Tuckers Arms. The traditional market towns of Axminster and Honiton (both 7 miles) offer all of the facilities one would expect including a range of independent shops, restaurants and recreational facilities



including swimming pools as well as main line railway stations on the London Waterloo to Exeter line. To the south, the Jurassic Coast World Heritage site features the popular resort of Lyme Regis with its famous Cobb and sandy beach. The Cathedral City of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London Paddington, international airport and M5 access.

DIRECTION

What3Words
///turkey.fond.dreaming

SERVICES

Mains water and electric. Private drainage. Oil fired central

heating to the main house. LPG underfloor heating to the annexe.
Broadband - Ultrafast available.
Mobile Network Coverage - Likely outside. Limited inside
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616
The Old Cider House - Council Tax Band E
Annexe - Council Tax Band A

MATERIAL INFORMATION

1. The Old Cider House is in flood zone 1, an area with a low probability of flooding.
2. The sellers are currently investigating the private drainage

system to confirm if it complies with current building regulations.
3. A S.A.P report has been commissioned for the annexe and will be made available once completed.

Heathstock, Stockland, Honiton

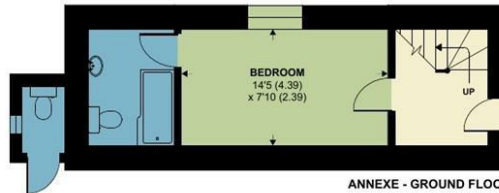
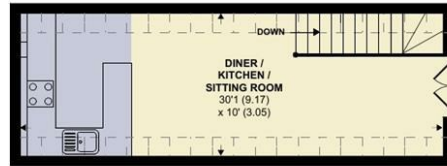
Approximate Area = 2185 sq ft / 203 sq m
 Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Outbuilding(s) = 193 sq ft / 17.9 sq m
 Annexe = 445 sq ft / 41.3 sq m
 Total = 2902 sq ft / 269.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1218419



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	54	61
	EU Directive 2002/91/EC	



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