

Symonds
& Sampson

Stoney End

Heathstock, Stockland, Honiton, Devon

Stoney End

Heathstock
Stockland
Honiton
Devon EX14 9EU

A beautifully modernised four bedroom chalet style bungalow with annexe potential, glorious views and established well maintained gardens in a fine rural setting.



- Modernised with contemporary styling
 - Stunning views with sea glimpse
 - Flexible accommodation
 - Impressive dual aspect kitchen
 - Sitting room with log burner
 - First floor double bedroom
 - South facing garden
 - Large undercroft garage

Guide Price £650,000

Freehold

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THE PROPERTY

Stoney End is a highly individual country residence which has been extended and greatly improved in recent years. The property has a contemporary feel with rendered elevations and plenty of glass which make the most of the surrounding views over the gardens and countryside beyond. Set back off the lane side with open countryside beyond Stoney End even offers a sea glimpse of Seaton Bay some 9 miles to the south. Overall the property is presented in excellent decorative condition and features recent upgrades including remodelling the kitchen, a modern oil fired boiler and extensive landscaping works within the gardens.

ACCOMMODATION

This once single storey property has undergone extensive construction work over the past 20 years and now offers in excess of 1500 sq ft of accommodation (including the garage). The property features an impressive entrance porch with tiled flooring which leads through to the main hallway. There are three bedrooms to the ground floor including a delightful master bedroom with dressing area, shower room and part vaulted ceiling. The family bathroom services the other remaining bedrooms. The kitchen/dining room spans the full dept of the property and features a wide range of units and a spacious dining area overlooking the garden. From the dining area you step down into a lower level main reception with log burning stove and access out onto the sun terrace. The potential annexe adjoins the kitchen and consists of a large open plan kitchen/living space which is currently utilised as a utility and study. There is a downstairs shower room and first floor double bedroom offering the best views in the house. This space

could be adapted to provide a self-contained annexe as it includes its own front door and access out to the garden.

OUTSIDE

The gardens surrounding Stoney End are a true delight and have been much improved by the current owners. There are two gated driveways, one leading to the garage and a second carriage driveway. The gardens feature all year round interest and colour with an abundance of established shrubs and trees. There is a productive vegetable garden to the eastern elevation with greenhouse, potting shed and wood store. To the rear of the property is a large, raised terrace which offers stunning views over the valley. Outside power points, light and water supply. The garage offers additional parking as well as a workshop with light and power.

SITUATION

Stoney End 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.

DIRECTIONS

What3Words

///bloomers.mount.dimension

SERVICES

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

Broadband - Ultrafast available.

Mobile Network Coverage - Likely outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council. Tel : 01404 515616

Council Tax Band F.

MATERIAL INFORMATION

The property is at very low risk of flooding from both surface water, rivers and seas. The seller advises use that the current septic tank was replaced in approximately 2008.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		77
(81-90) B		
(69-80) C		
(55-68) D		
(43-54) E		
(31-42) F		62
(13-30) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Stoney End, Heathstock, Stockland, Honiton

Approximate Area = 1591 sq ft / 147.8 sq m (includes garage)

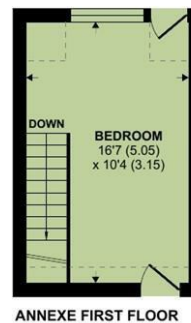
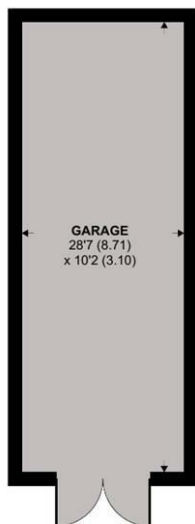
Limited Use Area(s) = 22 sq ft / 2 sq m

Outbuilding = 407 sq ft / 37.8 sq m

Total = 2020 sq ft / 187.6 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1269461



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