



A STRIKING AND WELL APPOINTED 1920S HOUSE, SITUATED WITHIN EASY REACH OF COLYTON TOWN CENTRE



Alton House, Hillhead, Colyton, Devon EX24 6NJ
Guide Price £500,000

- Detached 1920s Flint House
- Period Features
- Country Views to the Rear
- 5 Bedrooms
- Exceptional Kitchen/Diner
- Comfortable Lounge with Woodburner
- Two Bath/Shower Rooms and Two Cloakrooms
- Charming Small Walled Garden
- Off-Street Parking
- 'Everest' Double Glazed Windows Throughout



'Alton House' is a fine example of 1920s architecture, situated close to the centre of the quaint village-sized town of Colyton. The property affords wonderful countryside views across the valley to the rear from the first and second floors, and is well proportioned throughout.

Under the current ownership since 2019, the house has been carefully and sympathetically improved, blending notable features of the period (including dado and picture rails, deep skirting boards and original doors) with modern living, such as the fabulous kitchen/diner which was formerly two separate rooms, as well as replacement bathrooms and cloakrooms, and newly fitted flooring and redecoration.



All of the bedrooms are of a generous size, with the walled garden being a real oasis, which is particularly private and secluded. There is off-street parking to the front of the property, a rarity for properties within such close proximity of Colyton centre.

Colyton is 7 miles from Lyme Regis and has its own quiet beach (plus shops, restaurants and Tesco supermarket) at 2.8 miles distance in Seaton. There is a good bus service which extends as far as Exeter and Taunton. Colyton has a range of facilities including groceries, butcher, primary academy, fishmonger, fish and chips, gym and vet.



The Accommodation Comprises:

Multi-pane door via set of steps to:

Hall

With radiator, tiled floor, stairs to first floor, dado rails, understairs cupboard, ceiling lights. Doors off to:

Lounge

16' x 12'10" (4.88m x 3.91m)

With original floorboards, bay window to front, picture rails, alcove with fitted shelving, open fireplace with woodburning stove, 2 radiators. Ceiling light not included in sale.

Cloakroom

With WC, hand basin, radiator, obscured window.



Kitchen/Diner

12'10" x 18' (3.91m x 5.49m)

With Karndean flooring, 2 radiators, window to side and rear, built-in cupboard and alcove with fitted shelving, larder cupboard, matching wall and base units with concrete-effect modern worktops, fitted with integral dishwasher, integral electric oven and grill, 5 ring induction hob and larder. Space for fridge freezer. Ceiling light in dining area not included in sale. uPVC door to outside.

Double doors from dining area to:

Sun Room

17'10" x 7'3" (5.44m x 2.21m)

With quarry tiled floor, uPVC door to outside, wall mounted lights, radiator.

Part panelled glazed door from sun room to:

Inner Lobby

With quarry tiled floor and doors off to:

Shower Room

With vinyl flooring, obscured window, space for washing machine, vanity unit with inset WC and hand basin, tiling to splashback areas, shower cubicle with 'Mira' power shower within a tiled surround, heated ladder style towel rail.

Bedroom 5

14'4" x 8'11" (4.37m x 2.72m)

With window to front, radiator, fitted cupboards with shelving and overhead storage.

FIRST FLOOR

Landing

With feature stained glass window, radiator, picture rails, doors off to:

Bathroom

With vinyl flooring, sash window, airing cupboard, heated towel rail, shower cubicle with 'Mira' electric shower, panelled bath within a tiled surround, vanity unit with inset hand basin and pillar tap.

Bedroom 1

12'1" x 12'10" (3.68m x 3.91m)

With windows to front, radiator, built-in wardrobes, feature cast iron fireplace, picture rails, alcove with fitted shelving.

Bedroom 2

11'11" x 9'9" (3.63m x 2.97m)

With sash windows, feature cast iron fireplace, built-in wardrobes, alcove with fitted shelving, radiator.

Cloakroom

With vinyl flooring, obscured window, WC, hand basin. Stairs from landing to:



SECOND FLOOR

Landing

With smoke alarm, doors off to:

Bedroom 3

15'8" x 12'1" (4.78m x 3.68m)

With windows to rear affording country views. Radiator, built-in cupboard/wardrobe, cupboard housing water tank.

Bedroom 4

16'5" x 12'11" (5.00m x 3.94m)

With windows to front, radiator, built-in cupboards/wardrobes.



LOCATION AND OUTSIDE SPACE

Alton House is situated on 'Hillhead', a through road off the main access road to Colyton centre. To the front, there is a hard standing area providing parking for one vehicle currently, with a pedestrian side gate providing access to and from the rear garden. The rear garden (measuring approximately 11.5m x 6.5m) is walled and laid mainly to a central paved area, ideal for entertaining during the warmer months, with planted borders which are well stocked with a variety of perennials and shrubs. In one corner of the garden is a stone and brick constructed garden store with light and power, with a water butt and compost bin found within close proximity. To the other side of the rear outside space is a useful covered area, with outside tap and further small brick shed with power.



MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: E

Tenure: Freehold

SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas central heating with 'Hive' controls

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

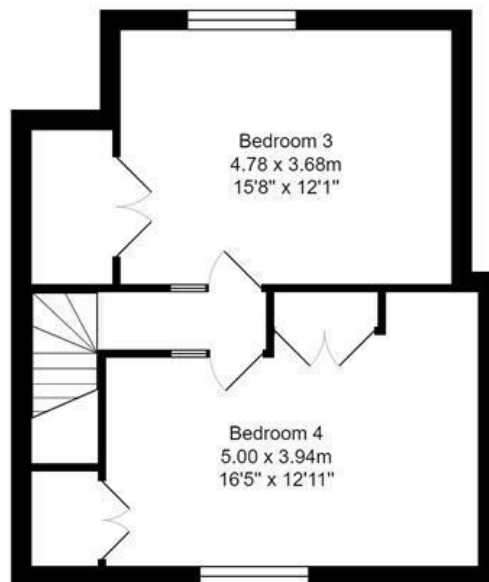
DIRECTIONS

From Lyme Regis take the A3052 (Sidmouth Road) to Colyford and just past the White Hart pub on the left, turn right to Colyton. On approaching the centre of the town, and just after the second give way point, turn left into Hillhead. Alton House can be found after a short distance on the left.

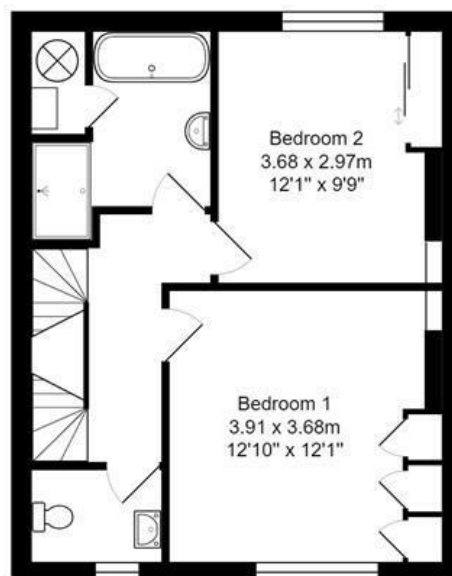
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Total Area: 178.3 m² ... 1919 ft²
Not to scale. Measurements are approximate and for guidance only.



Second Floor



First Floor

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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 - 2.4 All measurements are approximate and for guidance only.

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