

Located in the heart of the highly sought-after village of Payhembury, this light and airy three-bedroom detached house offers the perfect blend of traditional charm and modern convenience. Ideal for families, professionals, or downsizers looking to enjoy a peaceful village lifestyle, the property is finished to a high standard throughout, with oak internal doors, and a thoughtful layout that makes everyday living easy.

Step into a welcoming reception hall, with natural light setting the tone for the home. To the left is a cloakroom WC, tastefully fitted and convenient for guests.

The heart of the home is the kitchen/dining room, a generous open-plan space perfect for family meals and entertaining. The kitchen is fitted with stylish units and ample worktop space, allowing for practical day-to-day use. There's room for a family dining table. The sitting room is a relaxing and elegant space, featuring a wood-burning stove set into a character hearth – a wonderful focal point for cosy winter evenings. Large windows provide garden views and flood the room with light, and double doors open to the rear garden – ideal for alfresco dining.

Upstairs, the master bedroom is a spacious retreat with its own ensuite shower room, finished with modern fittings and a tiled walk-in shower. Two further bedrooms – both generously proportioned – are ideal for children, guests, or use as a home office or hobby space. A well-appointed family bathroom completes the first floor, offering a bath with a shower over, modern tiling, and chrome fittings. The property benefits from modern oil-fired central heating and double-glazed windows throughout.

To the front of this lovely home is a driveway providing off-road parking and access to the garage with remote-operated roller door with light and power. The rear garden is fully enclosed with a gravel and paved area providing plenty of space for family and friends to enjoy outdoor dining/ entertaining in the summer months. An expanse of lawn allows room for children to safely run and play.

Payhembury is a picturesque East Devon village known for its close-knit community, excellent primary school, and charming pub, The Six Bells Inn. Surrounded by scenic countryside, it offers plenty of opportunities for walking, cycling, and exploring. Despite its rural feel, Payhembury is well-connected – just a short drive from the market town of Honiton, and within easy reach of Exeter, the A30, and the M5 for commuting.

This home offers the ideal balance between tranquil village life and accessibility to urban convenience.

DIRECTIONS What3words ///bank.overcomes.providing

SERVICES All main services are connected except gas - oil fired central heating

OUTGOINGS Council Tax Band D (as per Gov.UK Website at the date of first listing)

MOBILE AND BROADBAND COVERAGE Broadband is connected to this property. For specific checks, please use this link checker.ofcom.org.uk



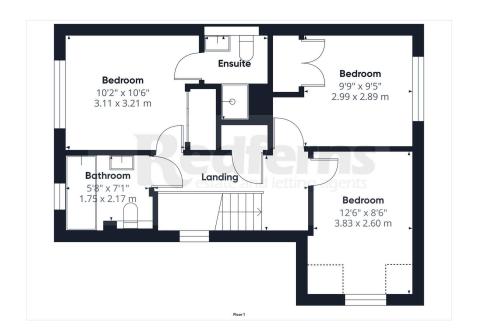




- Quality finishes with a warm and natural touch
- Cloakroom W.C.
- Spacious sitting room with woodburner
- Master Ensuite
- Enclosed rear garden

- Reception hall
- Open plan kitchen / dining room
- Three double bedrooms
- · Stylish family Bathroom
- Driveway and garage





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