

3 Moorcott

3 Moorcott

Payhembury, Honiton, Devon, EX14 3JU

Feniton Station 1.9 miles The Kings School 4.8 miles

Well presented 4 bedroom home backing on to open fields

- 4 Bedrooms (1 en suite)
- The Kings School Catchment
- Well presented accommodation
- Several timber sheds
- Freehold
- Backing on to fields
- Edge of village
- Driveway parking
- No onward chain
- Council tax band C

Guide Price £495,000

SITUATION
The property occupies an attractive edge of village position within the highly regarded village of Payhembury, backing directly onto open farmland and enjoying a pleasant rural outlook. The village offers an excellent range of local amenities including a primary school, parish church, village hall, public house, cricket club, tennis club and village shop.
DESCRIPTION
A well presented semi-detached family home offering spacious and versatile accommodation with rendered elevations under a tiled roof, arranged over two floors, substantially extended by the current owners.
The property benefits from a welcoming reception hall, cloakroom, utility room, sitting room with wood burning stove and a well fitted kitchen/breakfast room semi open plan to the dining room that opening onto the garden. In addition there is a separate dining room, ideal for family living and entertaining.
On the first floor are four bedrooms, including a principal bedroom with en suite shower room and Juliette balcony enjoying views across the adjoining countryside, together with a family bathroom. The property is offered with no onward chain.
OUTSIDE
To the front of the property is a gated driveway providing parking for two to three vehicles together with an enclosed lawn and a large covered veranda. Side access leads to the rear garden which comprises a generous lawn, large covered patio area and raised flower beds. The garden enjoys a delightful outlook across neighbouring fields and surrounding countryside. Several timber sheds are included within the sale.
SERVICES
Mains water, electricity and drainage. Oil fired central heating. uPVC double glazed windows. Ultrafast broadband available (up to 950 Mbps), mobile coverage good outdoor with EE and Three, variable with O2 and Vodafone (Ofcom).

















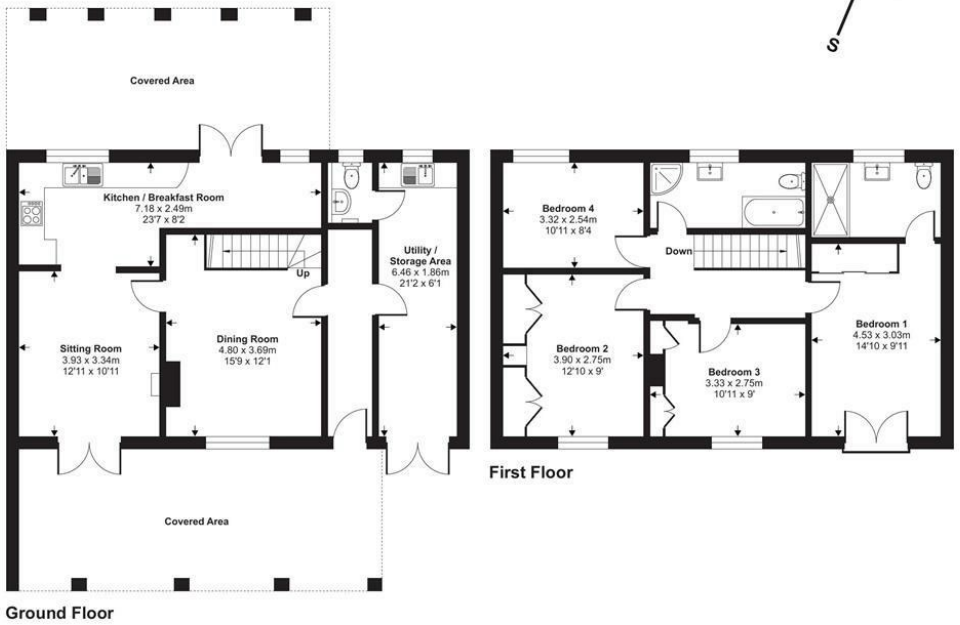


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



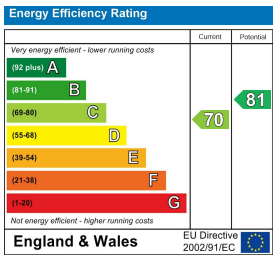
Approximate Area = 1458 sq ft / 135.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1530871

STAGS



Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885