



Crosslyn



# Crosslyn

Honiton, Devon, EX14 1AU

Honiton Station 1 mile; Sidmouth 8.6 miles; Exeter Airport 12.2 miles

A detached three bedroom family home with front and rear gardens, and ample parking.

- Two Reception Rooms
- Three Double Bedrooms
- No Onward Chain
- Council Tax Band E
- Additional Land Available
- Parking & Gardens
- Freehold
- EPC E

Guide Price £450,000

#### SITUATION

Crosslyn enjoys a convenient location on the edge of the vibrant East Devon market town of Honiton, within walking distance of shops, cafes and amenities. Honiton benefits from a mainline rail service to London Waterloo and Exeter, and excellent road access to the A30. The coast at Sidmouth is approximately 10 miles to the south, and the property lies near the Blackdown Hills Area of Outstanding Natural Beauty, offering excellent opportunities for walking and riding. Exeter lies approximately 16 miles to the west, providing a full range of amenities including an international airport and access to the M5 motorway.

#### DESCRIPTION

On the ground floor, the bright dual-aspect sitting room features a front bay window and a fireplace with tiled surround and wood mantel. Opposite, the dual-aspect dining room offers patio doors to the rear garden and another feature fireplace. The kitchen includes wall, base, and drawer units, wood-effect worktops, a stainless-steel sink, integrated double oven, hob with extractor, and fridge/freezer, plus space for a washing machine and dishwasher. A door leads to the rear garden. A modern, fully tiled shower room completes the ground floor, with walk-in shower, pedestal basin, WC, and heated towel rail.

Upstairs, the spacious triple-aspect master bedroom includes a dressing area. Two further double bedrooms each have period-style fireplaces. The family bathroom features a white suite with bath (handheld and wall-mounted showers), vanity unit with basin, WC, heated towel rail, and mirror cabinet.

#### OUTSIDE

To the front and side of the property is a tarmac driveway with turning area, providing off-road parking for multiple vehicles. The front garden is laid mainly to lawn with established shrub borders and a pedestrian gate leads to the rear garden, which is of a good size and mainly laid to lawn. Mature trees and shrubs provide privacy and interest, with a decked seating area and garden shed completing the outside space.

#### ADDITIONAL LAND / BUILDING PLOT

There is additional land to the rear of the property available, subject to separate negotiation. A just under 0.25 Acre plot with recently lapsed planning permission for an additional detached dwelling (Ref. No: 22/0269/FUL)

#### SERVICES

Mains water, gas, electricity and drainage. Gas central heating.

Standard, superfast and ultrafast broadband available. Good mobile signal outside with all major networks (Ofcom, 2025).

What3Words: ///stable.left.gent





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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-80) B	
(69-68) C	
(55-68) D	
(39-54) E	
(21-38) F	
(11-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

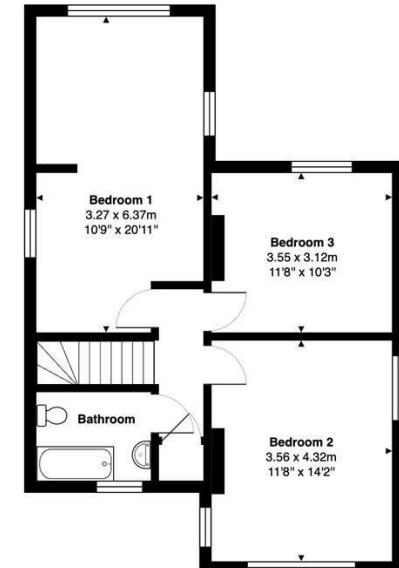
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Ground Floor  
Area: 58.7 m<sup>2</sup> ... 631 ft<sup>2</sup>



First Floor  
Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>

Total Area: 116.2 m<sup>2</sup> ... 1250 ft<sup>2</sup>

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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