



Halshayne Manor, Widworthy, Honiton, Devon, EX14 9JS



- Unfurnished
- Short term let
- Mature gardens and grounds
- Available early April
- Ideal rural retreat surrounded by unspoilt countryside
- Stables and useful outbuildings

£1,850 Per Month/ £426 Per Week

A charming 5 bedroom country house set in a hidden valley with versatile barns, stables and outbuildings. Mature landscaped grounds with a pond, pasture paddocks and woodland.

Available early April for an initial 12 month tenancy.

On the ground floor there is four reception rooms. The drawing room features a decorative plaster ceiling and wood burner, whilst the library has a wood burner and built in storage. The kitchen has solid wood bespoke units, Aga and Belfast sink. The adjacent dining room features an inglenook. Both rooms open into the light-filled breakfast room, giving access to the garden. There is underfloor heating throughout most of the ground floor.

Upstairs the accommodation features a main bedroom with two ensembles and a walk-in wardrobe, with four further bedrooms, one with an ensuite shower room and a family bathroom.

The property is approached via a driveway to a generous parking area. The front courtyard garden provides a timeless setting, with a magnificent magnolia providing shade for the stone terrace. An opening in barns in front of Halshayne Manor barns leads to stone steps giving access to a further garden below, with lawns and flower beds enclosed by box hedging. Beyond the outbuildings is a woodland garden surrounding a pond with an island. This is overlooked by an octagonal 9' cedar Summer House. There is a gardener included in the rent.

Rent - £1,850.00 per calendar month / £426.00 per week

Holding Deposit - £426.00

Security Deposit £2,134.00

Council Tax Band - G

EPC Band - E



MATERIAL INFORMATION

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1. Halshayne Manor is situated in Flood Zone 1, an area with a very low probability of flooding.
2. A fenced-off public footpath unobtrusively skirts the northern boundary.
3. Halshayne Manor supplies water to Halshayne Wing for domestic use only.
4. A neighbouring property's water ram is situated in the woodland across the valley.
5. There is some asbestos pipework in the attic.

SERVICES

The property is unfurnished. Mains electric. Private water. Private drainage. Solar panels. Oil-fired central heating. Broadband: Standard available. There is mobile coverage in the area, please refer to Ofcom's website for more details.

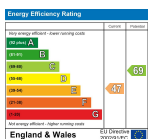
DIRECTIONS

What3words- ///supported.patrolled.stopwatch

SITUATION

Halshayne Manor is set in a secluded, sheltered position, at the end of a no-through road, in a hidden valley surrounded by the rolling hills and wooded coombes of the East Devon National Landscape (AONB). Close by is the pretty 14th century church of Widworthy dedicated to St Cuthbert, and the village of Wilmington (1.4 miles), with its Public House and village hall. The bustling market town of Honiton (4.6 miles) has a wide range of amenities including a swimming pool and leisure centre, as well as a mainline station on the London Waterloo line. Within easy reach is the World Heritage Jurassic Coast, with Lyme Regis (11 miles) with its famous Cobb and sandy beach or Sidmouth (12.1 miles) with its excellent leisure facilities including a cinema and a Waitrose supermarket. Whilst surrounded by unspoilt countryside, with excellent walking, riding and cycling opportunities, there are good road and rail communications providing easy access to London via the A30/A303 and the motorway network. The thriving Cathedral City of Exeter (21 miles) has excellent shopping, cultural, educational and leisure facilities. There is access to the M5 motorway and the international airport. Tiverton Parkway provides a mainline service to London Paddington.

From Honiton take the A35 east, at Wilmington turn right at Home Farm Hotel signposted Widworthy Church. Then take the next left passing the church, continue until the end of the lane (just over a mile). What3words- ///supported.patrolled.stopwatch



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