



Stoney Court,







# Stoney Court,

Talaton, Exeter, , EX5 2RJ

What3Words: ///hangs.fixture.wand

A beautifully presented Grade II\* Listed thatched period residence with versatile accommodation and countryside views.

- Over 3000 sqft Accommodation
- Three Reception Rooms
- South Facing Garden
- Outbuildings
- Freehold
- Six Bedrooms
- Heart of the Village
- Annexe Potential
- Private Driveway and Garage
- Council Tax Band G

Guide Price £1,100,000

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@StagsProperty

## SITUATION

Located in the heart of the desirable village of Talaton and surrounded by beautiful rolling countryside with excellent transport links. Talaton is a charming village known for its vibrant community spirit, centred around a historic church, a well stocked village shop, a welcoming pub, and a busy parish hall. Just a short distance away, Feniton offers further amenities, including a CofE primary school and a convenient train station on the Exeter to London Waterloo line.

The property also falls within the catchment area for The King's School in Ottery St. Mary, a highly regarded secondary school.

## DESCRIPTION

A charming quintessentially English home offering versatile and generously proportioned accommodation, extending to over 3,000 sq ft. The property lends itself equally well as a substantial single residence or, alternatively, can be arranged to suit multi generational living or provide ancillary/holiday let accommodation. Situated in the heart of the village, it enjoys convenient access to local amenities and a strong sense of community.

Believed to date back, in part, to the 15th century, the house is full of character and period charm including plank and muntin screen, with well balanced accommodation arranged across the main house. On the ground floor, a dual aspect sitting room/dining room features a fireplace with wood burner and double doors opening onto the garden. Across the entrance hall is a separate, dual aspect, sitting room with a substantial feature fireplace and wood burner. A generous 21ft dual aspect kitchen with plenty of units and a range cooker, adjoining utility room with external access. The addition of a study is accessible from the entrance hall or the kitchen/utility area.

On the first floor, the principal bedroom enjoys attractive views over the garden and surrounding countryside, with three further bedrooms and a family bathroom completing the main accommodation.





### ANNEXE

The additional accommodation, which is adjoining the main house, has potential for use as an annexe or ancillary use, or used as part of the main house if desired. The accommodation provides a further reception room with sitting area and kitchen, shower room and a further two bedrooms. This can be accessed internally or via its own front door.

Throughout, the property retains a wealth of period features, including exposed beams, wood panelling, parquet flooring, inglenook fireplaces and vaulted ceilings, all contributing to its distinctive character.

### OUTSIDE

The grounds extend to approximately 0.7 acres, with predominantly south facing gardens to the rear enjoying a high degree of privacy and backing onto open countryside. The gardens are largely level and well maintained, thoughtfully arranged with a feature pond, two seating areas ideal for al fresco dining, a productive vegetable patch, as well as greenhouses and garden sheds. There is also an excellent selection of mature fruit trees.

To the front, the property is approached via a gravel driveway providing ample off road parking, alongside a neatly kept front lawn.

To the side, a range of useful outbuildings includes open fronted garages, a workshop, and a home office with cloakroom. Beyond this, there is further access through to the rear garden and an additional parking area. Please note, we are advised that the neighbouring property benefits from a right of access over part of this area for maintenance purposes.

### SERVICES

Mains water, drainage and electric connected. Modern electric controlled wifi radiators. Wood burners. Solar PV Panels with generous battery, installed in 2024. Half thatch and ridge replaced in 2026.

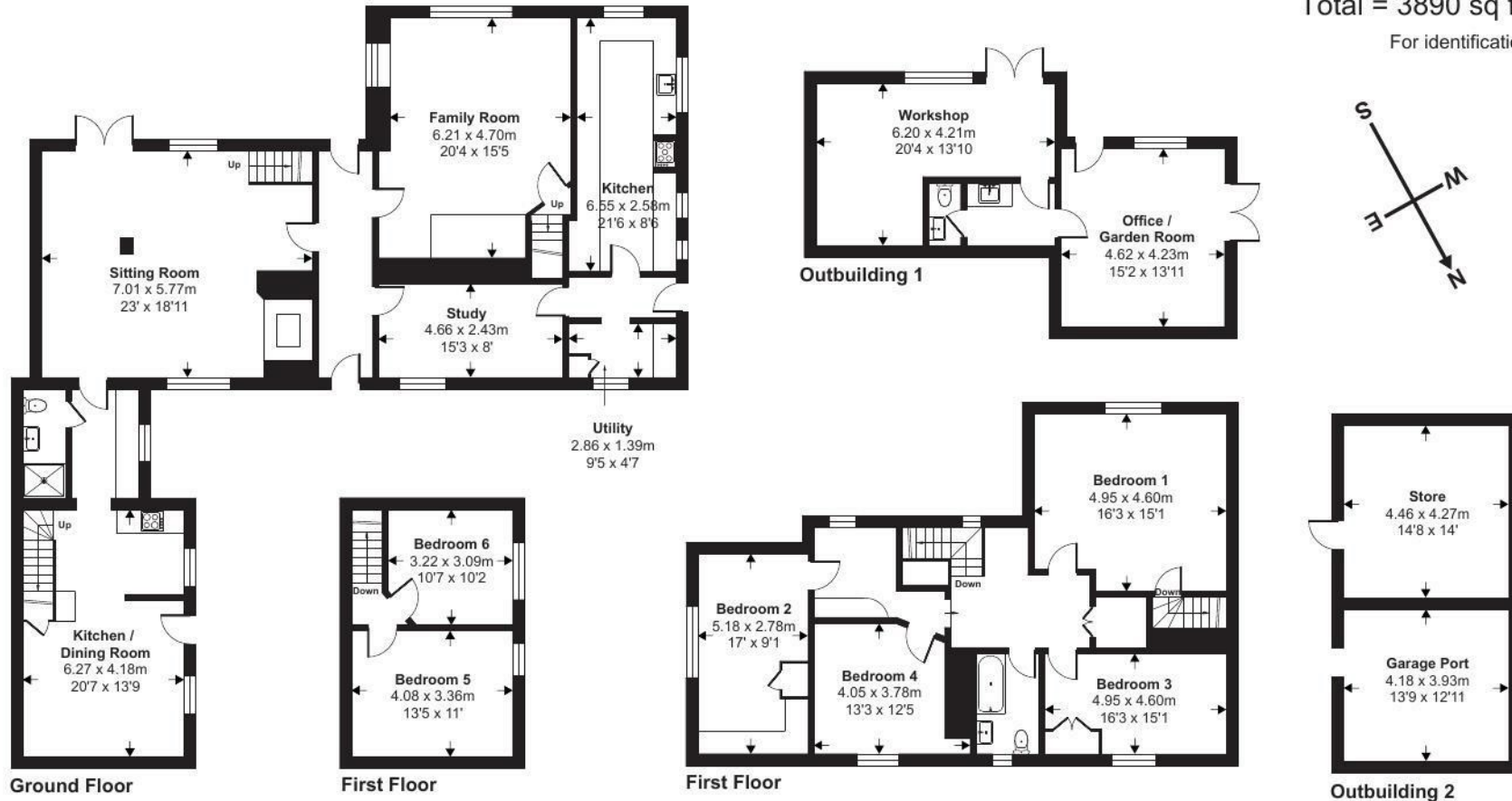
Ultrafast broadband available. Good outdoor signal with all major networks (Ofcom, 2026).

Approximate Area = 3009 sq ft / 279.5 sq m

Outbuildings = 881 sq ft / 81.8 sq m

Total = 3890 sq ft / 361.3 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: 1434957



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

