

Stanhope Gig

Stanhope Gig, The Old Coach House, Upottery, Honiton, EX14 9PN







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Unique two-bedroom three-storey terraced house in the heart of Upottery.

- Former Coach House
- Grade II Listed
- Private Patio with Vaulted Ceiling
- Shared Courtyard Space
- Storage Shed
- Private Parking for 1 Car
- Open plan living/dining
- Boarded Loft with ladder
- Leasehold/share of Freehold
- Council tax band C

Guide Price £230,000

SITUATION

The Coach Houses occupy a central position within the charming rural village of Upottery, set amidst the rolling countryside of the Blackdown Hills National Landscape near the Devon/Somerset boarder in the Otter Valley. The village offers a welcoming community with a traditional public house, The Sidmouth Arms, a well-regarded primary school, with adjoining pre-school, a playing field and historic parish church. There are also a number of strong local clubs including tennis, football and cricket. Excellent road links via the nearby A30 provide swift access to Honiton and the cathedral city of Exeter. Upottery is 10 miles from the county town of Somerset, Taunton, and the M5.

Honiton offers a wide range of everyday amenities including shops, schooling, leisure facilities and a railway station on the London Waterloo line. Exeter provides a comprehensive array of services, including an airport, mainline rail connections to Paddington and Waterloo, and access to the M5 motorway. The Jurassic Coast, England's first World Heritage Site, lies approximately 16 miles to the south, with the popular coastal resorts of Lyme Regis, Beer, Branscombe and Sidmouth all within easy reach. Two buses per week run to Taunton as well as a weekly bus to Honiton.

DESCRIPTION

This unique 3 storey terraced house forms part of a Grade II Listed former coach house, once belonging to Lord Sidmouth, sympathetically converted in the late 1980s. Constructed of local stone and flint with attractive ashlar dressings beneath a slate roof, the building retains a wealth of character including original arched openings with timber framed sash windows of toughened glass and velux windows in the roof.

ACCOMMODATION

Split over three floors there is an inviting entrance hall, with an airing cupboard under the stairs. This leads to an inner cloakroom/storage space with family bathroom and ground floor bedroom, stairs rise to the main double bedroom with its own en suite cloakroom.

On the second floor is the open plan kitchen/living room, positioned within the roof space of the Old Coach House, there are wonderful views and exposed timbers. The kitchen is fitted with a range of integrated appliances including a dishwasher, washing machine, fridge and freezer.

OUTSIDE

A paved courtyard provides private outdoor space within the two archways, complemented by allocated parking and a useful timber storage shed.

LEASEHOLD / SHARE OF FREEHOLD

Leasehold with a share of freehold (999-year lease - from 1 Jan 1992. 965 years remaining). Stanhope Gig own the flying freehold of the arch over the access into the courtyard. Peppercorn ground rent. Maintenance charge approx. £1920 pa to include building insurance. Restrictions including dogs and holiday letting.

RESIDENTIAL LETTINGS

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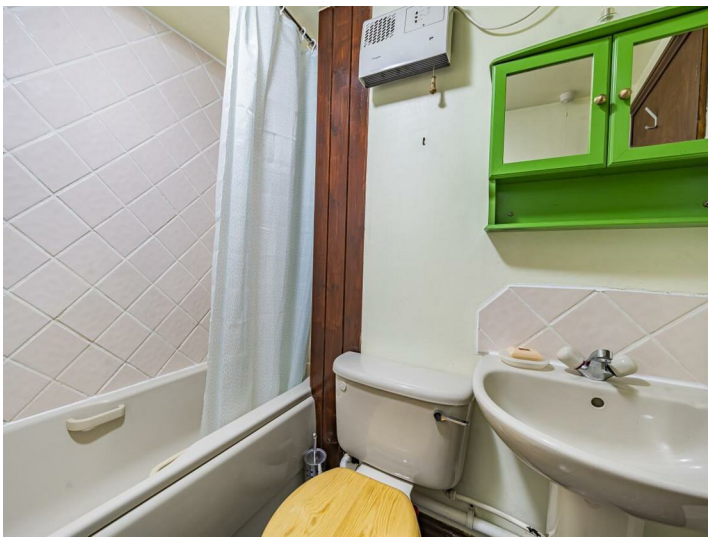
SERVICES

Mains water, electric and drainage. Electric heating. Ultra fast fibre broadband available, mobile coverage outside (Ofcom).

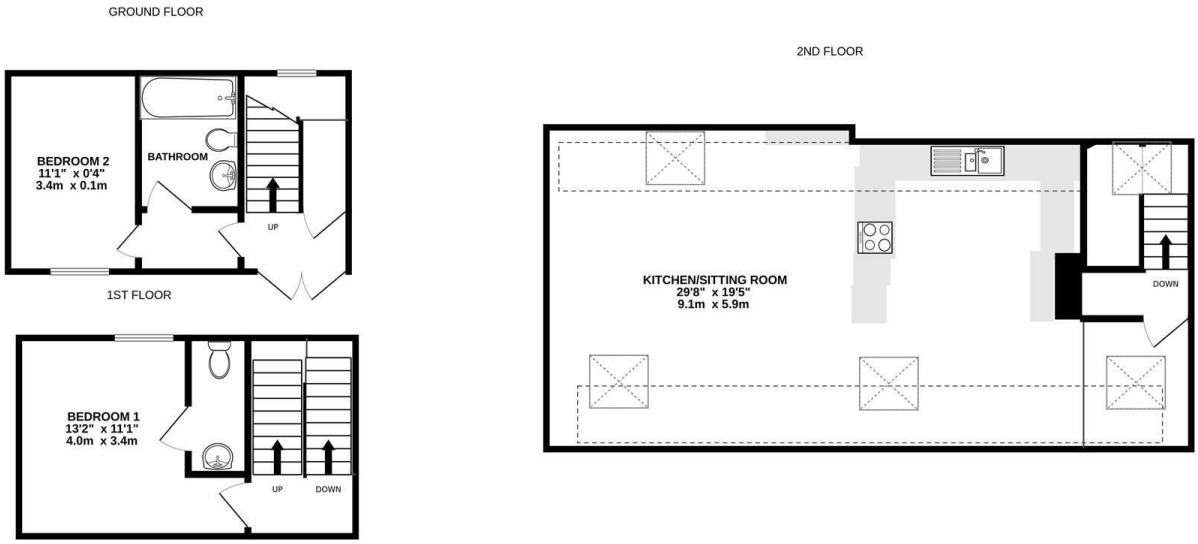












STANHOPE GIG, THE OLD COACH HOUSE, UPOTTERY, HONITON, EX14

TOTAL FLOOR AREA : 833sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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STAGS

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

01404 45885

honiton@stags.co.uk

stags.co.uk