



5 Barton Rise, Feniton, Honiton, EX14 3HW

Guide Price £450,000

3 2 1



Barton Rise is a desirable cul-de-sac comprising a range of substantial properties, situated in the heart of this picturesque East Devon village. The centre of Feniton lies just a mile away, offering a variety of local amenities including a Convenience Store and Railway Station with regular services to Exeter and London Waterloo. The highly regarded Primary School is nearby, and the property also falls within The Kings School catchment area. The surrounding countryside provides excellent walking opportunities, while the A30 dual carriageway is easily accessible, offering swift connections to the Cathedral City of Exeter, the M5, and the coast.

The property itself benefits from a corner plot and offers spacious accommodation with superb potential for improvement. Although now dated, it represents an excellent opportunity for those seeking a home to refurbish to their own specification. The ground floor comprises a welcoming reception hall with cloakroom/WC, a generous sitting/dining room with dual aspects, and a separate kitchen/breakfast room. The layout lends itself well to reconfiguration or extension (subject to any necessary consents), as seen with neighbouring properties.

Upstairs are three well-proportioned double bedrooms and two bathrooms, providing comfortable family accommodation.

Outside, the property benefits from a driveway offering off-road parking and access to a double garage. The surrounding gardens are predominantly laid to lawn with mature shrubs and trees, offering privacy and scope for landscaping. This property offers a rare opportunity to acquire a substantial home in a sought-after cul-de-sac, ideal for buyers looking to modernise and add value in one of East Devon's most desirable villages.

DIRECTIONS What3words///influence.slug.followers

SERVICES We understand all main services are connected except gas. Oil fired central heating

TENURE Freehold

OUTGOINGS Council Tax Band F (as per Gov.UK Website at the date





- Spacious detached house
- Corner plot
- Reception hall
- Cloakroom WC
- Sitting room / dining room
- Kitchen and utility room
- Three double bedrooms
- Two bathrooms
- Double garage
- Secluded garden



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