



WAGON HOUSE

Wagon House



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Gittisham, Honiton, EX14 3AL

Honiton: 3.8 miles Ottery St. Mary: 4.6 miles Sidmouth: 8.3 miles

Two-bedroom barn conversion with an upside-down layout, private garden, and off-road parking in a picturesque village setting with a vibrant community.

- Barn conversion
- No onward chain
- Off-road parking
- Freehold
- Council Tax Band C
- Modern Kitchen
- Two Ground Floor Bedrooms
- Village location
- EPC C

## Guide Price £275,000

The property is located in the charming and picturesque village of Gittisham, nestled just 1.5 miles west of the bustling market town of Honiton. Honiton offers a wide range of amenities including independent shops, a sports centre with swimming pool, and a mainline railway station with regular services to London Waterloo.

Gittisham itself enjoys a strong sense of community with a vibrant village hall, historic parish church, and a bus service. Local attractions include the highly acclaimed Michelin-starred The Pig at Combe, as well as Heron Farm, The Combe Garden Centre, and a selection of excellent farm shops and eateries. Families will appreciate that the village lies within the catchment area for The King's School in Ottery St Mary, which is rated 'Outstanding' by Ofsted.

This charming and quirky barn conversion features an upside-down accommodation layout. The ground floor offers two generously sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and a stable door leading directly to the garden. A family bathroom and an inviting entrance hall complete the lower level.

Upstairs, the first floor boasts a spacious and light-filled sitting room, along with a well-appointed kitchen offering ample cupboard space and generous worktops, perfect for everyday living and entertaining.

The garden is located at the front of the property, primarily laid to lawn and attractively bordered with mature shrubs, offering a pleasant and private outdoor space. Additionally, the property benefits from off-road parking for two vehicles at the front of the property.

All mains services connected. Gas-fired central heating. Standard broadband available. Mobile signal likely with Three, EE, O2 and Vodafone.

### Agents note:

There is a maintenance fee of approx. £250 per annum for the upkeep of communal areas payable to the management company made up of owners from the properties within this development. There are restrictive covenants on the title, please ask the selling agent for more details.

### Directions:

What3words: ///spearhead.accompany.ambitions





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.



Approximate Area = 978 sq ft / 90.8 sq m  
 Limited Use Area(s) = 173 sq ft / 16 sq m  
 Total = 1151 sq ft / 106.8 sq m  
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

honiton@stags.co.uk  
01404 45885