The Linhay

STAGS

The Linhay Rolle Court,

Harepath Hill, Seaton, EX12 2UB

what3words: ///wardrobe.regular.uplifting

A characterful four-bedroom home offering flexible accommodation, attractive gardens and a detached double garage, with potential for multi-generational living or Airbnb use.

- Barn Conversion
- Versatile Accommodation
- En-suite
- Private courtyard garden
- Double Garage
- Grade II Listed
- Four Bedrooms
- Garden Room
- Private Parking
- Council Tax F

Guide Price £675,000

SITUATION

The property occupies an appealing position on the edge of Colyford, surrounded by the beautiful countryside of the East Devon National Landscape and within easy reach of the Jurassic Coast.

The nearby coastal towns of Seaton, Sidmouth and Lyme Regis offer an excellent choice of beaches, independent shops, restaurants and leisure opportunities, while the historic town of Colyton, approximately two miles away, provides a good range of everyday amenities, schooling and medical facilities. For those travelling further afield, Axminster is around six miles away and offers a mainline rail service to London Waterloo.

DESCRIPTION

The Linhay is an individual and characterful Grade II listed home offering spacious and highly versatile accommodation, with exposed timbers, stonework and brick arches reflecting the origins of the building.

The main living accommodation includes a generous sitting room opening into an impressive glazed garden room, creating a light and enjoyable space with direct access to the garden. The well-equipped kitchen has a range-style cooker and breakfast bar, while the adjoining dining room provides excellent entertaining space with extensive glazing and exposed timberwork.

A particularly useful aspect of the layout is the ground-floor bedroom and shower room, together with the first-floor living room and kitchen area. This part of the property is currently used as a successful Airbnb, providing an additional income opportunity. Equally, it could work particularly well for multi-generational living, or simply be incorporated back into the main house to provide additional bedroom and reception space.

The remaining bedrooms are arranged on the first floor, where exposed roof timbers and character features continue throughout. Bedrooms three and four are served by a family bathroom and separate shower, while the principal bedroom benefits from its own W/C and wash hand basin.

OUTSIDE

The Linhay enjoys attractive and established outside spaces which complement the character of the house. An enclosed courtyard-style garden provides a sheltered setting, with natural stone walls, mature planting and areas for outdoor seating and dining.

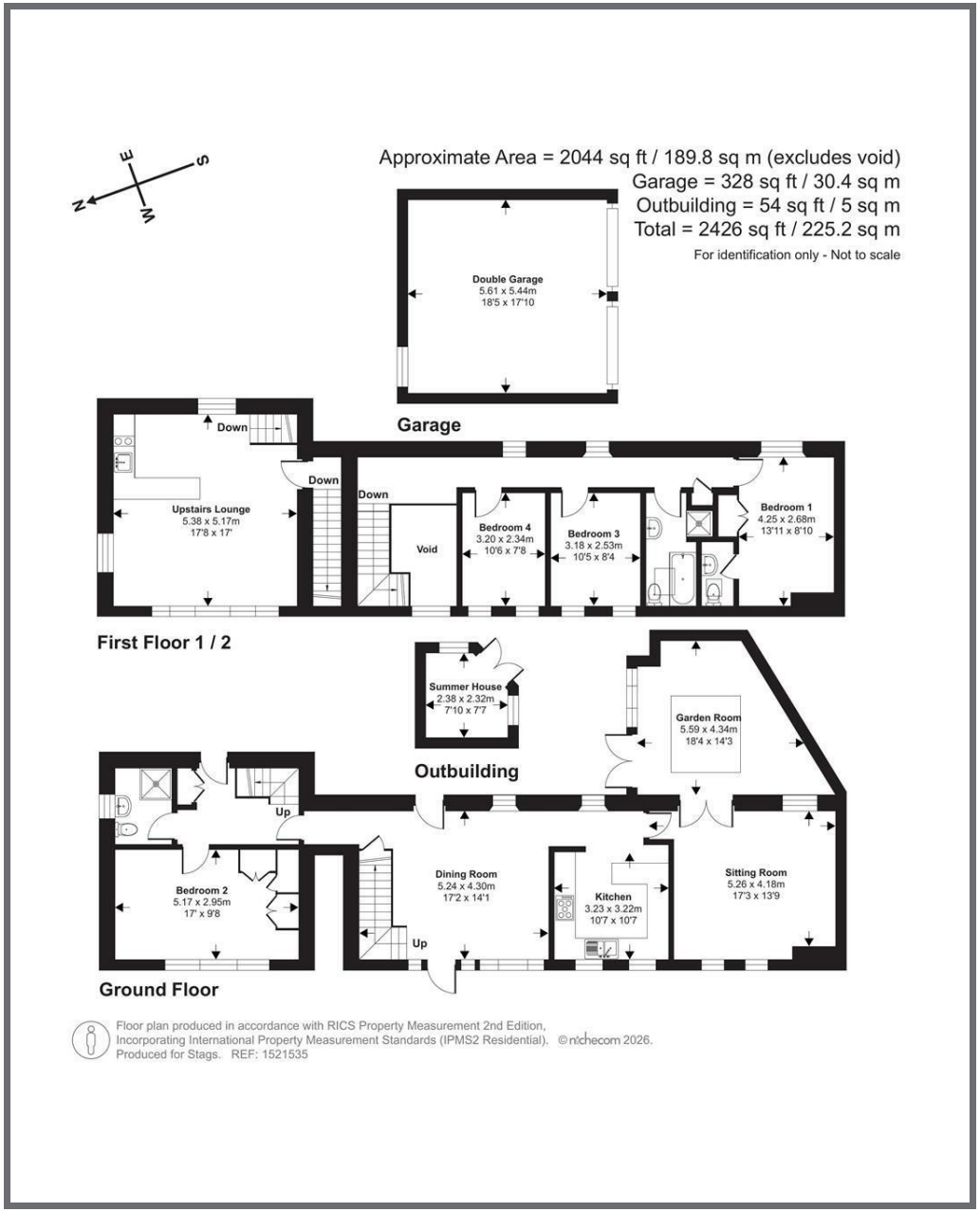
The garden room opens directly onto the outside space, creating an excellent connection between the house and garden during the warmer months.

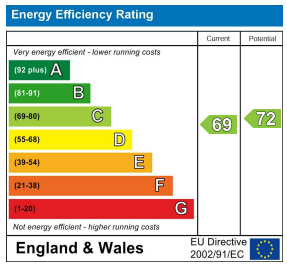
A detached double garage provides useful parking and storage, while a separate summer house offers additional space for hobbies, relaxation or home working. The property is approached through an attractive courtyard setting, with the surrounding countryside adding to its appealing position.

SERVICES

Mains electric and water, Oil-fired underfloor heating. Sewerage treatment plant. Good indoor and outdoor mobile signal with Standard and Superfast broadband available (Ofcom 2026).

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.





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

honiton@stags.co.uk

01404 45885