



WRENS

Beacon, Near Honiton, Devon



A DELIGHTFUL LISTED THATCHED HOUSE OF GREAT CHARACTER IN AN IDYLIC RURAL SETTING, OVERLOOKING LARGE GARDENS

On the edge of the Blackdown Hills

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Sitting room | Dining room | Kitchen/breakfast room | Boot room

First Floor: Four bedrooms | Bathroom

Outside: Office | Utility room | Studio | Carport | Workshop | Gardens

In all about 0.43 acres

Distances: Honiton 3.5 miles, Sidmouth 13 miles, Taunton 14 miles, Exeter 22 miles
(All distances are approximate)



SITUATION

Wrens is situated in the tiny hamlet of Beacon, within the Blackdown Hills National Landscape area, overlooking the River Otter valley, just to the north east of Honiton.

About 1.3 miles away is the small village of Luppitt with pub, The Luppitt Inn, church and village hall. The nearby bustling market town of Honiton is particularly well known as an antique and book centre and has a comprehensive selection of shops, supermarket, cafes, sports centre/swimming pool, primary and secondary schools and a golf club.

Within easy reach, to the south, is the spectacular East Devon Jurassic Coast, a World Heritage Site, with its beaches and cliffs, stunning coastal walking, elegant seaside towns such as Sidmouth and Lyme Regis and pretty coastal villages such as Beer and Branscombe.



The County Town of Somerset, Taunton, is within easy reach with full range of shopping, cultural, leisure and sporting facilities, and the university and cathedral city of Exeter is an easy drive along the A30, to the west.

There is a good selection of schools in the area with Colyton Grammar and private schools at Blundell's in Tiverton or a choice in both Taunton and Exeter.

There is quick access onto the A30, leading east to the A303 towards London. In Honiton there is a station with mainline connections to London (Waterloo). At Taunton there is access onto the M5 motorway and a station with mainline services to London (Paddington). At Exeter there is an airport with flights to both domestic and international destinations.

THE PROPERTY

Wrens is a charming, period, thatched house with large gardens, off a quiet country lane, within the hamlet, amidst peaceful, rural surroundings on the edge of the Blackdown Hills.

The house is Listed as being of architectural or historical interest, Grade II, and is stated as being late 18th to early 19th century, probably with earlier origins. 'Wrens forms part of a group of attractive buildings which make up the hamlet of Beacon'.

The house has considerable character and charm, combining many period features with the comforts of modern living and occupies an idyllic setting, overlooking its well stocked and managed gardens.

The long entrance driveway leads in to a parking and turning area and the timber garage building comprising a three bay carport and garage/workshop.



In the house, either side of the entrance hall, is the sitting room with brick fireplace with woodburner and exposed ceiling timbers and the dining room with exposed boarded floor, fireplace with woodburner and exposed ceiling timbers. Off the dining room, the charming kitchen/breakfast room has a quarry tiled floor, fitted kitchen with four oven AGA and exposed beam and ceiling timbers.

On the first floor is the large main bedroom with fireplace, exposed boarded floor and roof timbers and three further bedrooms and bathroom. All the bedrooms have lovely views to the south.

Adjoining one end of the house is the office and, beside the house at the other end, is the utility room and tool shed and the studio.

Running along the front of the house, on the south side, is a raised paved terrace, including pergola with climbing plants, providing delightful outside sitting and dining areas, and beyond are the beautiful, large, well managed gardens with lawns interspersed with ornamental shrubs and trees, raised beds and a greenhouse.

PROPERTY INFORMATION

Tenure: Freehold

Services: Private drainage, oil fired central heating and electricity. Private water (filtered).

Local Authority: East Devon District Council: 01404 515616

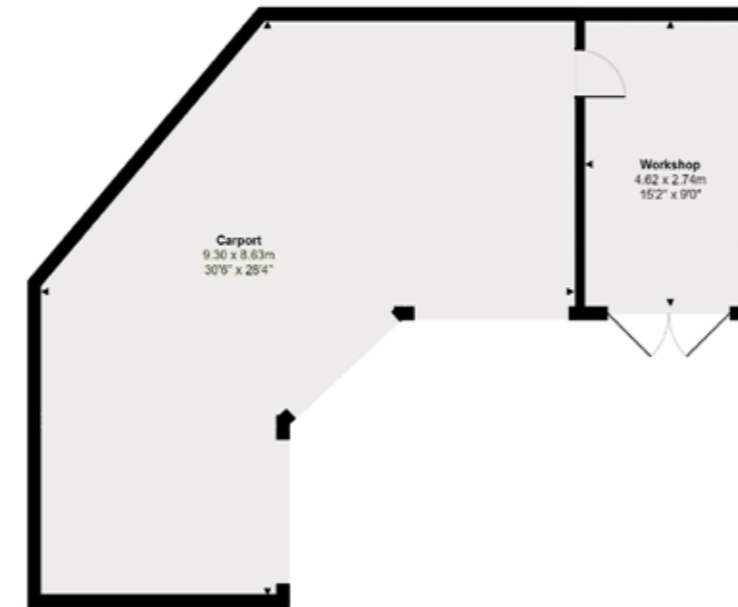
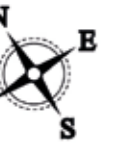
EPC: E

Council Tax: Band G

Directions: EX14 4TX



Ground Floor
Area: 98.8 m² ... 1064 ft²



First Floor
Area: 70.1 m² ... 754 ft²

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
258.9 sq m / 2787 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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