

Symonds
& Sampson

The Brackens

Offwell, Honiton,

The Brackens

Offwell
Honiton
EX14 9RS

An individual dormer bungalow offered to the market in excellent decorative condition with a good size level plot, a range of outbuildings and attractive gardens.



- Exceptional private residence
- Impressive storage solutions
 - Flexible accommodation
 - 27ft fitted kitchen
 - Three reception rooms
- Range of timber outbuildings
 - Modern 25ft workshop
- Extensive double glazing
- Oil fired central heating

Guide Price **£575,000**

Freehold

Axminster Sales
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THE PROPERTY

Constructed sometime during the late 1980's this one-off property has been thoughtfully designed and offers potential buyers with a great degree of flexibility. Whether you are looking for single storey living with space for visitors, annexe potential or a good size family home, The Brackens ticks all the boxes. This spacious residence provides 2200 sq. ft living accommodation over two floors, with every room benefitting from excellent floor space. The property is currently utilised as a three bedroom house but one of the reception rooms could easily be remodelled as a downstairs bedroom with the benefit of a well equipped ground floor shower room already in place. Each room has been kept to an exacting standard with a good use of colour within the interior. The property is equally as impressive on the outside with much loved and well-tended gardens.

THE ACCOMMODATION

On entering The Brackens you are greeted by an impressive tiled entrance hallway with storage cupboards and doors to all principal rooms. To your left are the three reception rooms, two of which look out over the gardens and have fireplaces as focal points. The middle reception room would make an ideal bedroom or study. The star of the show is the family sized kitchen located on the opposite side of the hallway. Measuring over 27ft in length this well equipped kitchen is a chef's delight offering a vast array of units including a customer designed pantry, integral AEG appliances and a five ring gas hob. The adjoining utility room provides further storage as well as housing the oil boiler and downstairs cloakroom. The remodelled downstairs shower room completes the ground floor

accommodation. There are three double bedrooms situated off a galleried landing, all offering built in wardrobes/storage and a serviced by a smart family bathroom.

OUTSIDE

From the lane side a gravelled driveway pulls up beside The Brackens with a parking and turning area, and timber framed carport. A gate leads through to an attractive south westerly facing level lawned garden offering a good degree of privacy from the paved terrace along with pleasant views over the garden to the countryside beyond. To the rear of the property is an equally sized level lawned garden which houses multiple timber framed outbuildings including, greenhouse, custom built woodstore with slate roof, summer house and the workshop.

SITUATION

The property is set off Axminster Road (A35) close to the village of Offwell (0.5 of a mile), with a primary school, village hall, sports field and ancient Church of St Mary's. Within walking distance is the well regarded Grazing Cow café and Windmill Hill garage/convenience store. The nearby market town of Honiton (2 miles) has a twice weekly market, a range of independent shops, supermarkets and leisure facilities. There is a mainline railway station with regular trains to London Waterloo and Exeter. The World Heritage Jurassic Coast, with the popular coastal resorts of Sidmouth (11 miles) and Lyme Regis are a short distance away offering walking, swimming and fishing. The A30 gives easy access to the Cathedral City of Exeter with its excellent, shopping, sporting and cultural facilities, Exeter International Airport, mainline rail link to Paddington and the M5 motorway

EDUCATION

Primary schooling at Offwell and Honiton. State secondary schooling at Honiton and the outstanding Colyton Grammar School. Independent Schools in the area include St Johns at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

SPORTING

Racing at Exeter or Taunton. Golf at Honiton. Sailing on the coast at Sidmouth or Lyme Regis. Leisure facilities at Honiton.

DIRECTIONS

What3words
///tank.retraced.clouds

SERVICES

Mains electric and water. Private drainage.
Superfast broadband and mobile network coverage.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band F

MATERIAL INFORMATION

The area surrounding the property is at a very low risk from flooding from river, seas, and surface water. The sellers understand that the current private drainage system is uncompliant and are in the process of arranging a compliant drainage system to be installed.



The Brackens, Offwell, Honiton

Approximate Area = 2200 sq ft / 204.3 sq m

Limited Use Area(s) = 180 sq ft / 16.7 sq m

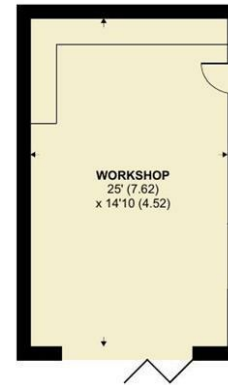
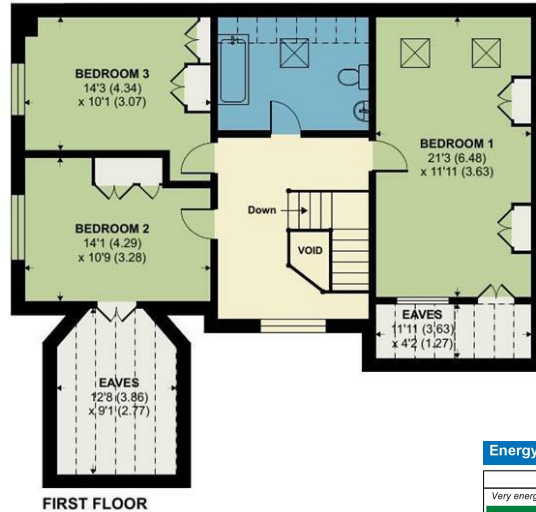
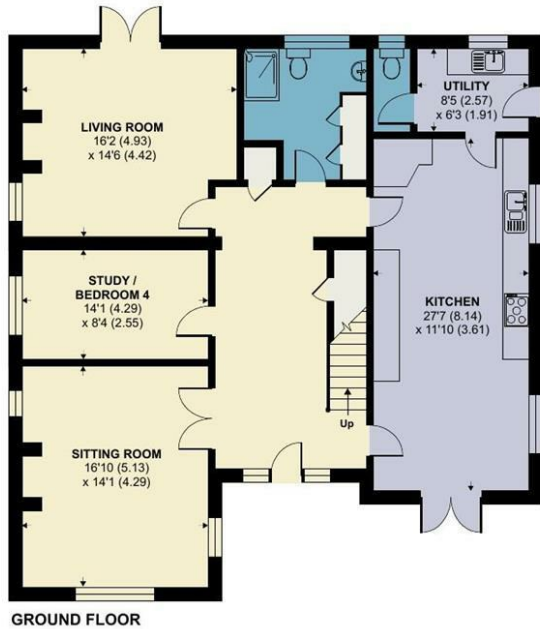
Outbuilding = 375 sq ft / 34.8 sq m

Total = 2755 sq ft / 255.9 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	75

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1513076



Office/Neg/Date



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All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

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