

Symonds  
& Sampson



# Hill View

Weston Lane, Awliscombe, Honiton, Devon



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Weston Lane

Awliscombe

Honiton

Devon EX14 3PH

A large detached house in a rural setting with gardens, grounds and an unusually extensive array of outbuildings.



- Massive potential on both floors for rearrangement of the generously scaled accommodation.
- Light touch refreshment and modernisation alternative
  - Three large bedrooms
  - Integral garage
  - Outbuildings circa 4,690 sq ft (436 sq m)
  - The whole extending to 0.62 acres (0.25 ha)
- Two means of vehicular access from Weston Lane
  - Open countryside views

Guide Price £649,950

Freehold

Axminster Sales

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## THE PROPERTY

Hill View which faces in a south-easterly direction, was built in 1967 for the same family in whose ownership it remains to this day. It is block-built being largely rendered and colour-washed under a tiled roof and benefits from oil-fired central heating. There are various outbuildings of assorted sizes ranging as can be seen from the floorplans from a small store all the way to an enormous former poultry shed.

## ACCOMMODATION

To the east-facing side of the house is the front door then the lobby which leads to the reception hall. On the left is the door from the integral garage whilst onwards are located the enormous sitting room and the large kitchen/dining/breakfast room. Then, to the west-facing elevation is the side lobby off which is the downstairs cloakroom and the door to the garden, grounds and outbuildings. Stairs from the reception hall lead to the generous landing off which are three double bedrooms and the bathroom.

## OUTSIDE

Hill View has extensive gardens and grounds around the house along with off-street parking for a number of vehicles in addition to the integral garage. The

predominance of the 0.62 acres (0.25 ha) is dotted with the various outbuilding that total 4,690sqft (436sqm) with a newly created separate vehicular access from Weston Lane for the majority of them including the large former poultry house which itself is approximately 2,700sqft.

## SITUATION

Hill View enjoys an essentially rural position but is also conveniently located for the bustling market town of Honiton which is less than two miles to the east. Of a similar distance is the A30 which is only about 13 miles from Sowton on the western fringes of Exeter and the M5.

## SERVICES

Mains electricity, water and oil-fired central heating. The current septic tank system will require replacement. Ultrafast broadband is available. Mobile Network Coverage: Limited/likely indoors and likely outdoors. Source: Ofcom.org.uk

## LOCAL AUTHORITY

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

## DIRECTIONS

What3words  
/// etchings.wings.memo

## MATERIAL FACTS

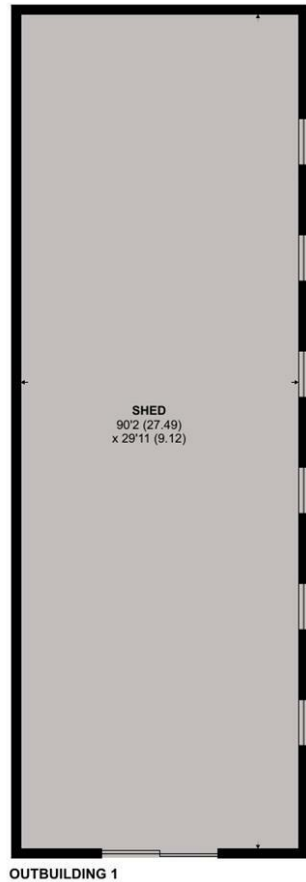
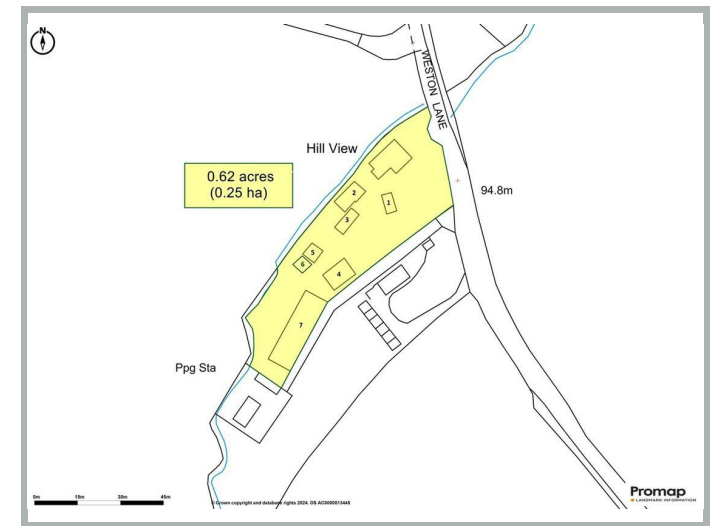
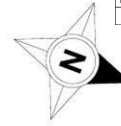
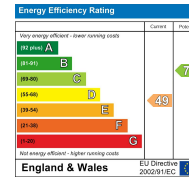
1. A residential development overage will apply to the western portion of the property and its immediate gardens and grounds. Please contact the Agent for more details.
2. The property is located within Flood Zone 3, an area with a high probability of flooding. Source - <https://flood-map-for-planning.service.gov.uk>. However, in nearly 60 years of ownership including the building of the house, we are advised there has never been a flooding incident. A copy of a Flood Risk Assessment by the Alcock Ward Partnership is available stating that in their professional opinion the property is unlikely to flood.



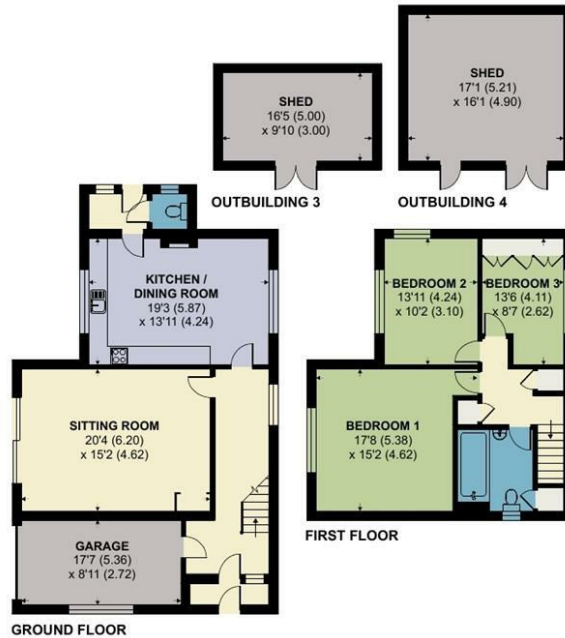
# Hillview, Awliscombe, Honiton

Approximate Area = 1516 sq ft / 140.8 sq m  
 Outbuilding(s) = 4554 sq ft / 423.1 sq m  
 Garage = 158 sq ft / 14.7 sq m  
 Total = 6228 sq ft / 578.6 sq m

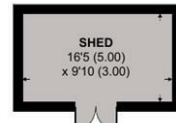
For identification only - Not to scale



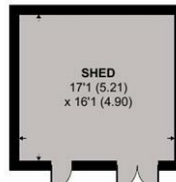
OUTBUILDING 1



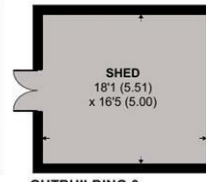
GROUND FLOOR



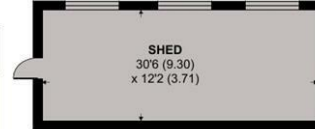
OUTBUILDING 3



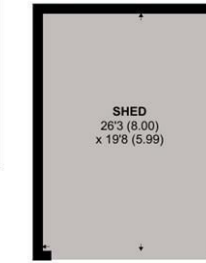
OUTBUILDING 4



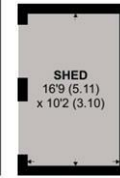
OUTBUILDING 6



OUTBUILDING 5



OUTBUILDING 2



OUTBUILDING 7

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1209257



Outbuildings : Approximate external measurements. Not to be scaled.

Axm/GB/9.12.24



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