



Hazelcroft



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Wilmington, Honiton, EX14 9JL

Honiton: 3.3 miles Colyton Grammar School: 7 miles Axminster: 9.8 miles

Detached property set in 1.3 acres of established gardens, offering plenty of space, privacy, and practicality. Includes ample parking and a large garage/workshop.

- Detached house
- 1.3 acres
- Ample parking
- EPC E
- Four bedrooms
- Garage/workshop
- Freehold
- Council Tax Band E

Guide Price £735,000

The village of Wilmington is set along the A35 surrounded by the rolling hills of East Devon and the Blackdown Hills (AONB). There is a pub, village hall as well as St Cuthbert's Church. Alongside the regular bus routes there is a school bus that operates to Colyton Grammar School. The market town of Honiton is a short distance and provides an extensive range of amenities, including schooling, shops and cafes, and mainline train station.

Hazel Croft is a spacious detached home featuring a bright, well-equipped kitchen with natural light streaming in through skylights and patio doors that open onto the terrace. Both the dining room and lounge benefit from bay windows and cosy wood-burning stoves. The generous master bedroom is also located on the ground floor and includes a modern en-suite shower room, along with a conveniently placed downstairs cloakroom.

Upstairs, there are three bedrooms. Bedroom two is a spacious dual-aspect room with its own en-suite shower room, while bedrooms three and four both feature built-in wardrobes and share a well-appointed family bathroom.

The gardens are a true highlight of the property. The rear garden is beautifully established with mature trees that provide excellent privacy. Beyond the main garden lies a paddock, adding even more outdoor space. At the front, well-maintained lawns are bordered by mature shrubs and plants, with a raised patio offering a perfect spot to enjoy the surroundings or dine outdoors during warmer months.

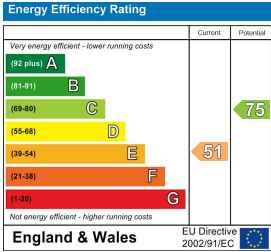
The property also benefits from a large garage/workshop and separate detached single garage, providing great storage options along with ample off-road parking.

Mains water (metered), electricity and drainage. Oil-fired central heating. Standard and superfast broadband available. Mobile signal likely outside with Three, EE, O2 and Vodafone (Ofcom).





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Total Area: 165.3 m² ... 1779 ft² (excluding large garage, single garage, shed, summer house)
This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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