



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 £750,000

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.

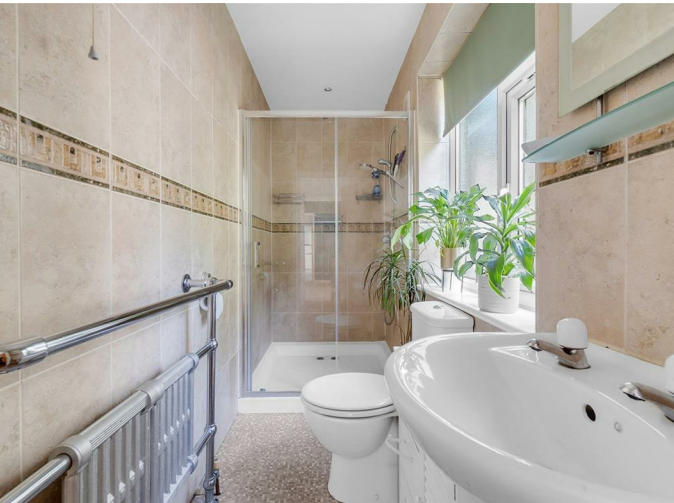
Upstairs, there are three bedrooms. Bedroom two is a spacious dual-aspect room with its own en-suite shower room, while bedrooms three and four both feature built-in wardrobes and share a well-appointed family bathroom.

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.

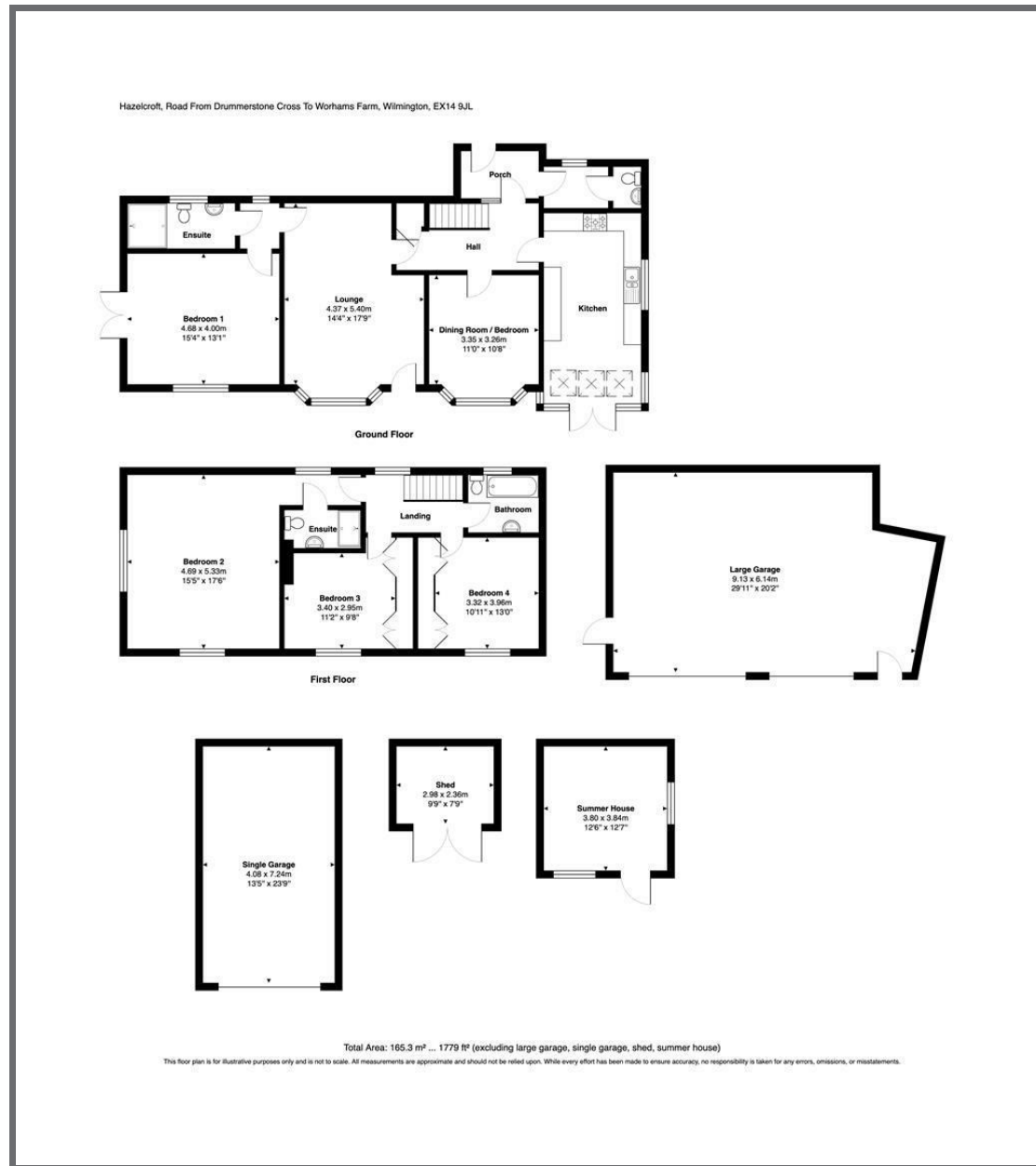
The property also benefits from a large garage/workshop and separate detached single garage, providing great storage options along with ample off-road parking.

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).





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.



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		
		51	75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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