



House and Plot at Crosslyn

# House and Plot at Crosslyn

Honiton, Devon, EX14 1AU

Honiton Station 1 mile; Sidmouth 8.6 miles; Exeter Airport 12.2 miles

**A detached three bedroom family home and building plot with recently lapsed planning for a separate detached dwelling.**

- All in 0.3 Acres
- Plot With Separate Road Access
- Parking & Gardens
- Freehold
- EPC E
- Building Plot (Ref. No: 22/0269/FUL)
- Three Double Bedrooms
- No Onward Chain
- Council Tax Band E

**Guide Price £570,000**

## SITUATION

Crosslyn enjoys a convenient location on the edge of the vibrant East Devon market town of Honiton, within walking distance of shops, cafes and amenities. Honiton benefits from a mainline rail service to London Waterloo and Exeter, and excellent road access to the A30. The coast at Sidmouth is approximately 10 miles to the south, and the property lies near the Blackdown Hills Area of Outstanding Natural Beauty, offering excellent opportunities for walking and riding. Exeter lies approximately 16 miles to the west, providing a full range of amenities including an international airport and access to the M5 motorway.

## CROSSLYN

The ground floor features a bright dual-aspect sitting room with bay window and fireplace, and a dining room with patio doors to the garden and another fireplace. The kitchen offers ample storage, wood-effect worktops, integrated appliances, and space for laundry. A modern shower room with walk-in shower completes the floor. Upstairs, the spacious triple-aspect master bedroom includes a dressing area. Two further double bedrooms have period-style fireplaces. The family bathroom offers a white suite with bath, separate showers, vanity basin, WC, and storage. Outside, a tarmac driveway provides ample parking. The front garden is lawned with shrubs, while the generous rear garden features a lawn, mature planting, decked seating area, and garden shed.

## LAND / BUILDING PLOT

To the rear of the property is a building plot of just under a 0.25 Acre plot with recently lapsed planning permission for an additional detached dwelling (Ref. No: 22/0269/FUL). Illustrative plans showed an individual, detached single storey residence with four bedrooms, the largest with an en suite. The proposed home has a good size double aspect kitchen/dining room and corresponding double aspect sitting room. Plans also showed a utility room, family bathroom, storage cupboard, WC as well as a double garage. In all the footprint is approximately 1,625 sqft.

## SERVICES

Property: Mains water, gas, electricity and drainage. Gas central heating.

Building plot: Mains water and drainage cross the site. Electric and gas are understood to be nearby.

Standard, superfast and ultrafast broadband available. Good mobile signal outside with all major networks (Ofcom, 2025).

What3Words: ///stable.left.gent





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.



Crosslyn, Exeter Road, Honiton, EX14 1AU

**Ground Floor**  
Area: 58.7 m<sup>2</sup> ... 631 ft<sup>2</sup>

**First Floor**  
Area: 57.5 m<sup>2</sup> ... 619 ft<sup>2</sup>

**Total Area: 116.2 m<sup>2</sup> ... 1250 ft<sup>2</sup>**

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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