



WRENS

Beacon, Near Honiton, Devon



A DELIGHTFUL LISTED THATCHED HOUSE OF GREAT CHARACTER IN AN IDYLIC RURAL SETTING, OVERLOOKING LARGE GARDENS

On the edge of the Blackdown Hills

Summary of accommodation

Ground Floor: Entrance hall | Cloakroom | Sitting room | Dining room | Kitchen/breakfast room | Boot room

First Floor: Four bedrooms | Bathroom

Outside: Office | Utility room | Studio | Carport | Workshop | Gardens

In all about 0.43 acres

Distances: Honiton 3.5 miles, Sidmouth 13 miles, Taunton 14 miles, Exeter 22 miles
(All distances are approximate)

Guide price: £??????????



SITUATION

Wrens is situated in the tiny hamlet of Beacon, within the Blackdown Hills National Landscape area, overlooking the River Otter valley, just to the north east of Honiton.

About 1.3 miles away is the small village of Luppitt with pub, The Luppitt Inn, church and village hall. The nearby bustling market town of Honiton is particularly well known as an antique and book centre and has a comprehensive selection of shops, supermarket, cafes, sports centre/swimming pool, primary and secondary schools and a golf club.

Within easy reach, to the south, is the spectacular East Devon Jurassic Coast, a World Heritage Site, with its beaches and cliffs, stunning coastal walking, elegant seaside towns such as Sidmouth and Lyme Regis and pretty coastal villages such as Beer and Branscombe.



The County Town of Somerset, Taunton, is within easy reach with full range of shopping, cultural, leisure and sporting facilities, and the university and cathedral city of Exeter is an easy drive along the A30, to the west.

There is a good selection of schools in the area with Colyton Grammar and private schools at Blundell's in Tiverton or a choice in both Taunton and Exeter.

There is quick access onto the A30, leading east to the A303 towards London. In Honiton there is a station with mainline connections to London (Waterloo). At Taunton there is access onto the M5 motorway and a station with mainline services to London (Paddington). At Exeter there is an airport with flights to both domestic and international destinations.

THE PROPERTY

Wrens is a charming, period, thatched house with large gardens, off a quiet country lane, within the hamlet, amidst peaceful, rural surroundings on the edge of the Blackdown Hills.

The house is Listed as being of architectural or historical interest, Grade II, and is stated as being late 18th to early 19th century, probably with earlier origins. 'Wrens forms part of a group of attractive buildings which make up the hamlet of Beacon'.

The house has considerable character and charm, combining many period features with the comforts of modern living and occupies an idyllic setting, overlooking its well stocked and managed gardens.

The long entrance driveway leads in to a parking and turning area and the timber garage building comprising a three bay carport and garage/workshop.



In the house, either side of the entrance hall, is the sitting room with brick fireplace with woodburner and exposed ceiling timbers and the dining room with exposed boarded floor, fireplace with woodburner and exposed ceiling timbers. Off the dining room, the charming kitchen/breakfast room has a quarry tiled floor, fitted kitchen with four oven AGA and exposed beam and ceiling timbers.

On the first floor is the large main bedroom with fireplace, exposed boarded floor and roof timbers and three further bedrooms and bathroom. All the bedrooms have lovely views to the south.

Adjoining one end of the house is the office and, beside the house at the other end, is the utility room and tool shed and the studio.

Running along the front of the house, on the south side, is a raised paved terrace, including pergola with climbing plants, providing delightful outside sitting and dining areas, and beyond are the beautiful, large, well managed gardens with lawns interspersed with ornamental shrubs and trees, raised beds and a greenhouse.

PROPERTY INFORMATION

Tenure: Freehold

Services: Private drainage, oil fired central heating and electricity. Private water (filtered).

Local Authority: East Devon District Council: 01404 515616

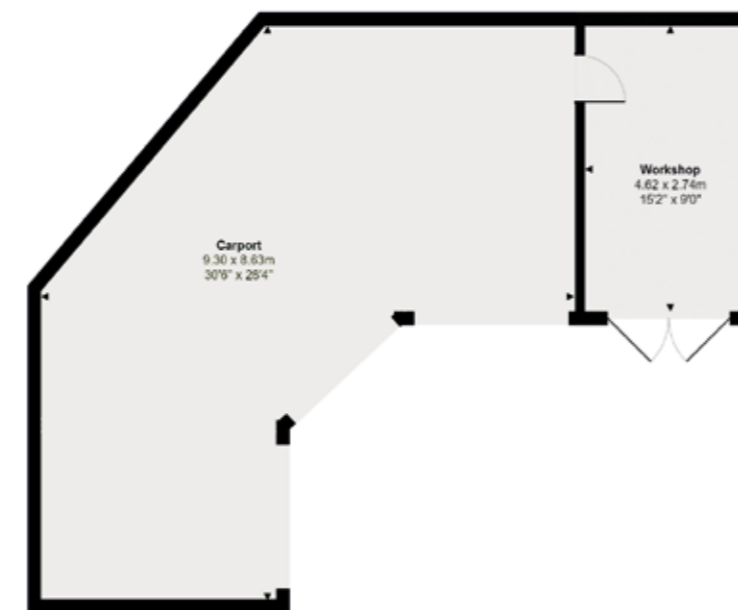
EPC: E

Council Tax: Band G

Directions: EX14 4TX



Ground Floor
Area: 98.8 m² ... 1064 ft²



First Floor
Area: 70.1 m² ... 754 ft²

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
258.9 sq m / 2787 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs and videos dated March and June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.