



# Weston Manor

Weston, Honiton, Devon. EX14 3NZ

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A fascinating former Manor with early 17th century origins exuding an immense amount of character and many fine period features spanning the centuries

Honiton 1 mile | Coast at Sidmouth 10 miles  
Exeter 16 miles | Bristol airport 56 miles

GUIDE PRICE £750,000

### THE PROPERTY

Weston Manor comprises an exceptional and substantial attached period residence which is located in the heart of the highly desirable village of Weston. It has easy access to some of the county's most picturesque countryside with beautiful walks along the River Otter, as well as having a public house and popular farm shop & restaurant within a short stroll. Honiton lies just five minutes away (by car) and offers a main line rail link to London Waterloo and there is also easy access to the Cathedral City of Exeter and the World Heritage Jurassic Coast.

Weston Manor is a handsome Grade II Listed building which has had a rich and intriguing history, having evolved considerably over the centuries resulting in the unique and architecturally intriguing home we find today. Its origins possibly lie in the early 17<sup>th</sup> century (as per a date stone on one of the chimney pieces dated 1604) and it was more than likely grandified in the mid-Victorian era when it was significantly enlarged with a beautifully proportioned wing to the south. The impressive exterior has a mixture of styles with features including mullion windows, stained glass, imposing pillared portico and a castellated entranceway, all tucked under a steeply pitched slated roof.







The interior boasts many fine period features, some original and some imported, possibly during the 1900s. It is home to some simply magnificent woodwork dating from the 16<sup>th</sup> and 17<sup>th</sup> centuries and includes an amazing panelled and carved minstrels' gallery in the music room. This is a magnificent two storey room with a Tudor arched fireplace (to what was a first floor) and some very rare decorative plasterwork to one of the walls.

Another striking feature is a very fine and intricate white marble gothic fireplace in the drawing room which is thought to have originated from Upottery House. Features are far too numerous to mention in this brochure and they certainly span the centuries, however they include heavily beamed ceilings, plank and muntin screen, panelled walls, stained glass, Tudor Beerstone fireplaces, shuttered windows and ornate cornicing and roses. All of this combines to create a wonderful, mellow period ambience and a house of immense historic and architectural importance.

Weston Manor has very adaptable accommodation with up to 5 bedrooms in the main residence. It also benefits from a two-bedroom wing which has a variety of uses and would be ideal for large or extended families or could provide an income subject to any necessary planning consents. The property has been a much loved family home for many years and would now benefit from a programme of restoration and refurbishment. It offers an incredibly rare opportunity for a buyer to put their stamp on a true piece of history and one of the area's most fascinating period houses.



## GARDENS & GROUNDS

The property is approached over a long driveway (which provides access to several other properties) leading to a large parking area to the front of the house where there is a beautiful Magnolia. Steps then lead you to the rear door through an attractive paved courtyard with terraced shrub beds. The majority on the ground lies to the front of the house where there is a large lawn bordered by mature trees. In total the gardens and ground extend to about 0.7 acre.





## SITUATION

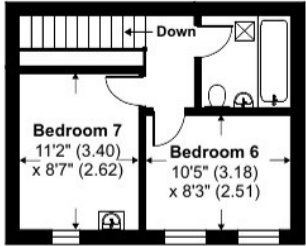
Weston Manor is situated in the tiny hamlet of Weston which in turn nestles in the Otter Valley approximately a mile and a half from the bustling market town of Honiton. Honiton serves a large rural community and is particularly well-known as an antique and book centre as well as having most of the usual multiples such as Smiths, Boots, Tesco and a wide variety of independent shops, restaurants, schools, sports centre/swimming pool, golf club and main line rail link to Exeter/ London Waterloo.

Honiton has excellent communication facilities with a dual carriageway to the Cathedral City of Exeter, some 16 miles to the west. Exeter has excellent shopping and sporting facilities, theatres, art centre, main line express rail link to London Paddington and an international airport, together with M5 access. Colyton Grammar School, one of England's top mixed grammar schools lies some 12 miles away. M5 access at Cullompton is some 9 miles to the north.



Approximate Area = 4603 sq ft / 427.6 sq m (Excludes voids)  
 Limited Use Area(s) = 155 sq ft / 14.3 sq m  
 Total = 4758 sq ft / 442 sq m

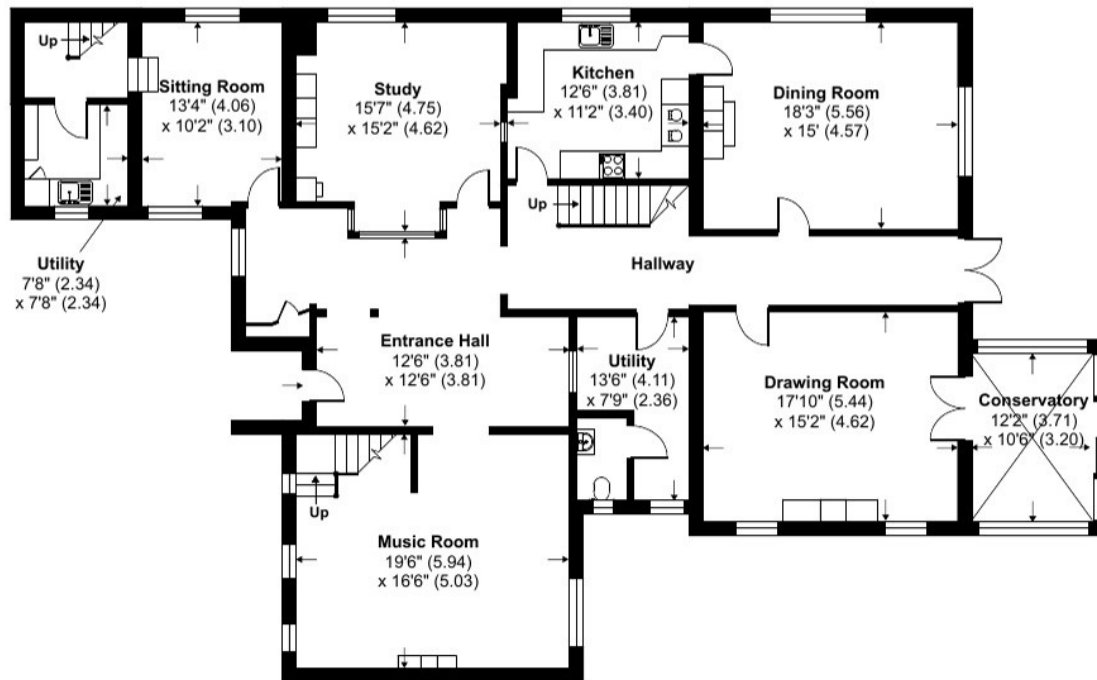
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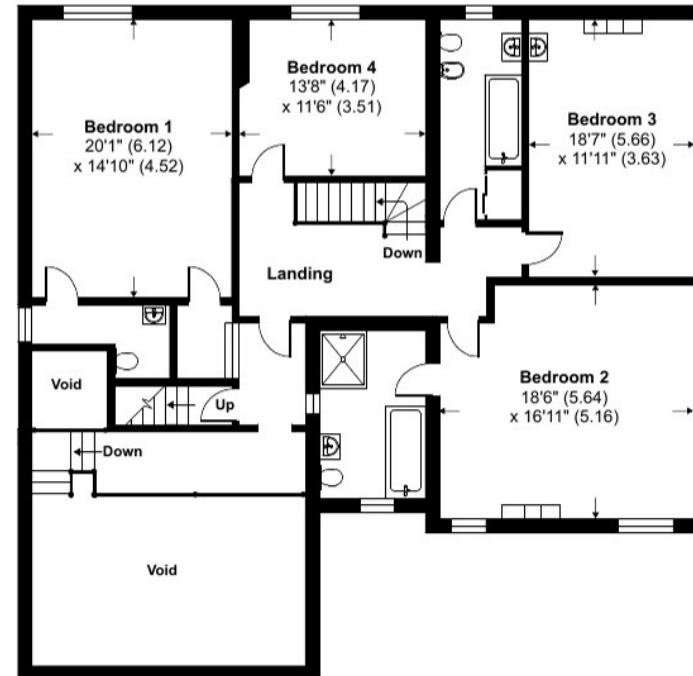
FIRST FLOOR 2



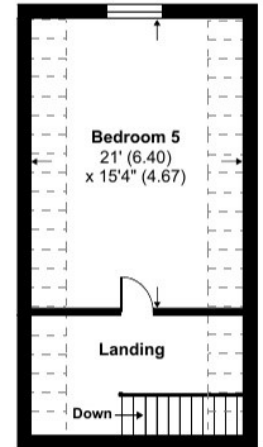
Denotes restricted head height



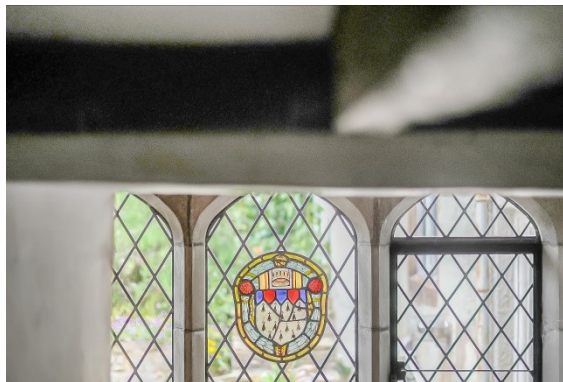
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## DIRECTIONS

From Honiton proceed in a westerly direction turning left into Heathpark (just before joining the A30) and follow the signs to Buckerell and Weston. On entering the village, go over the bridge and the driveway to Weston Manor will be found on the left hand side (through two low flintstone walls) just past the Otter Inn public house.

## SERVICES

Mains electricity, water and drainage.  
Oil-fired central heating.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616.  
Council Tax Band: G.

## ENERGY PERFORMANCE CERTIFICATE

Exempt due to the Grade II Listing.

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