



Tower House

Tower Cross, Honiton, East Devon, EX14 9TN

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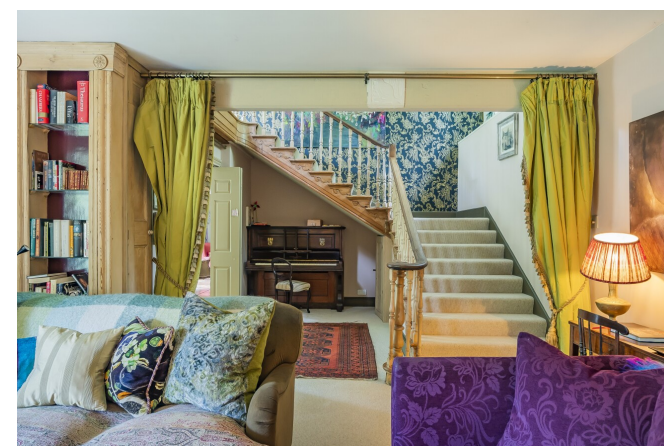
An exceptional period home with extensive and flexible accommodation with a barn set in wonderful private walled grounds extending to one third of an acre on the edge of a village within a short distance of Honiton

- Charming period house with masses of character
- Wonderful sitting room with a beautiful fireplace
- Bespoke kitchen with an AGA and a separate utility room and dining room
- Good-sized third reception room and kitchenette
- Five first-floor double bedrooms
- Principal jack and jill en-suite and a shower room
- Glorious established formal walled gardens and grounds extending around a third of an acre
- Large stone built barn and parking area
- Delightful edge of village location

Guide Price £875,000

SITUATION

Tower House is located in a delightful position on the country outskirts of Offwell, an active village with a primary school, village hall and ancient Church of St Mary's. There are some delightful walks close at hand over some of the county's most attractive countryside and woodland and it sits on the fringes of both the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty. Tower House lies approximately 1 mile from the market town of Honiton which is particularly well-known as an antique and book centre, as well as having most of the usual multiples such as WHSmiths, Boots and a variety of independent shops, restaurants, schools, sports centre/swimming pool, golf club and main line rail link to London Waterloo. Honiton has excellent communication facilities with a dual carriageway to the Cathedral City of Exeter, some 16.5 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.





The Regency coastal resort of Sidmouth lies some 9 miles to the south with its pebble beach (sand at low tide), long esplanade and range of independent shops. There is some excellent schooling in the area which includes the renowned Colyton Grammar School, one of England's top mixed state schools, which is situated about 9½ miles away.

THE PROPERTY

Tower House is an exceptional attached residence with masses of character and extensive flexible accommodation measuring in excess of 2700 sq ft with annexe income potential or multi-generational living. The wonderful home has a large feature staircase which is a stunning focal point to this property, along with a gorgeous Beerstone fireplace with a multi-fuel burner in the double aspect sitting room. The delightful kitchen/breakfast room has bespoke cupboards, central island, granite tops and an oil fired AGA. A doorway leads through to the dining room and a useful good-sized utility and cloakroom. A door from the dining room leads to a second hallway with a separate front access and to a lovely snug room with French doors that open out to the gardens and a modern kitchenette with plenty of storage. On the first floor is the wonderful bright and spacious landing which leads to both a vaulted double aspect principal bedroom and the gorgeous vaulted guest bedroom with a free standing claw foot bath. A Jack and Jill bathroom leads from the principal bedroom and has a wonderful quality suite including a roll top bath. There are three further double bedrooms and a modern shower room.



GARDENS & GROUNDS

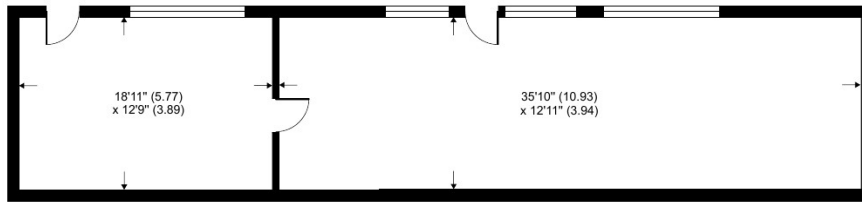
The property is approached from the lane through double electric wooden gates that lead to a gravelled parking area with space for 3 vehicles. The established and delightful gardens and grounds extend to approximately one third of an acre and are beautifully walled and private. An area of lawn leads to the house and to a side gate in the wall offering pedestrian access to the lane. This part of the garden is planted with a number of fruit trees, an oak and a variety of mature shrubs and climbers. The next section of garden is a more intimate space for relaxing and entertaining with a seating area adjoining the house (French doors from the kitchen lead onto this area). Cont...



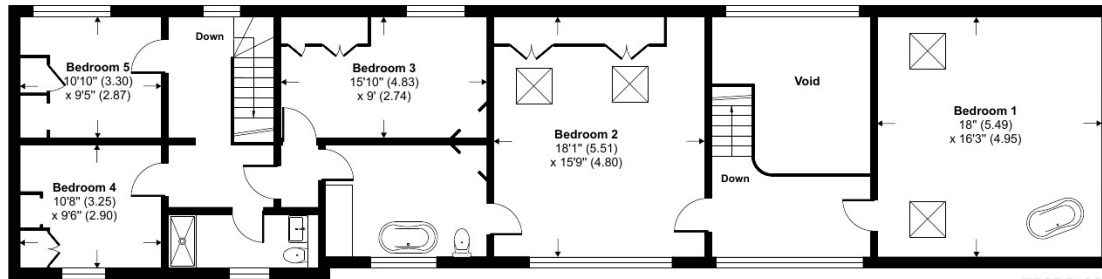


Tower Hill, Honiton, EX14

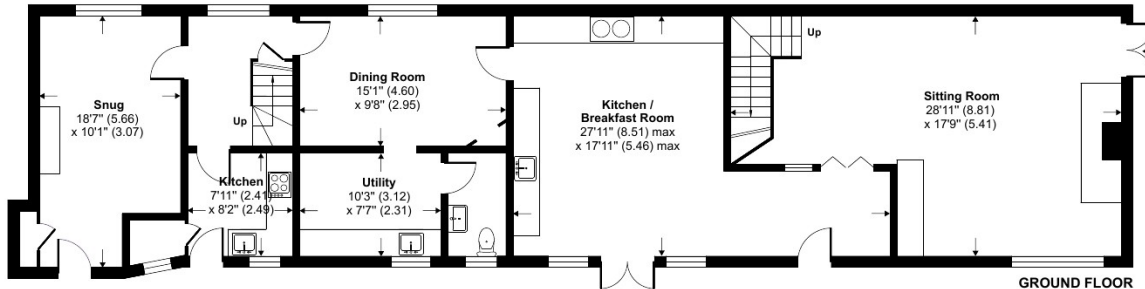
Approximate Area = 2769 sq ft / 257.2 sq m
 Outbuilding = 708 sq ft / 65.8 sq m
 Total = 3477 sq ft / 323 sq m
 For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Behind the screening hedge is a lovely nature garden with a fish pond and delightful planting. A further part of the garden lies outside the far end of the house, which offers a private space in the case of multi-generational living. The garden enjoys a south easterly aspect and is very sheltered.

BARN

An attractive structure, built against the wall with the neighboring property with stone elevations and brick quoins and window surrounds and a slate roof. The barn is split into two areas and could be renovated to create a garden studio/hobby space or be used as garaging (with a little alteration). There is also the potential for creating annexed accommodation (subject to consents).

DIRECTIONS

From Honiton High Street, proceed in an easterly direction turning right at the mini roundabout signposted Axminster, A35. Continue to the top of the hill and just after a sharp right hand bend turn right at Tower Cross. Take the first turning on the left and the entrance with double gates to the property will be found immediately on the right.

SERVICES


Mains electricity, water. Shared drainage (Septic Tank). Oil centrally heated.

LOCAL AUTHORITY

East Devon District Council: 01404 515616
 Tax Band: E
 Tenure: Freehold

ENERGY PERFORMANCE CERTIFICATE

Rating: E

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Humberts. REF: 1191150

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01404 42456

devon@humberts.com

