



2 Bramble Hill House

Exeter Road, Honiton, Devon. EX14 1AL

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A truly wonderful and elegant Grade II listed Georgian bow fronted semi-detached period house with exquisite accommodation, incredible period features, extensive gardens and parking within walking distance of the town centre

- Beautifully presented characterful accommodation
- Delightful traditional entrance hall and lobby
- Charming formal sitting room with a bow window
- Quality newly fitted kitchen and utility area
- Superb dining room with original flagstone flooring
- Ground-floor bathroom with a roll top bath and a lovely garden room/snug to the rear
- Three first-floor double bedrooms and a cloakroom
- Delightful approximately 200ft walled gardens
- Driveway parking for a couple of vehicles
- No Onward Chain

Guide Price £575,000

SITUATION

2 Bramble Hill House is conveniently located on the western fringes of Honiton's town centre and stands in a slightly elevated position on the southerly side of Exeter Road. Honiton is a bustling market town with a thriving community and is particularly well known as an antique and book centre. It has most of the usual multiples such as W. H. Smith, Tesco and Boots, as well as 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 links with a dual carriageway to the Cathedral City of Exeter the County Town, some 16.5 miles to the west. Exeter has an excellent range of shopping and sporting facilities, theatres, arts centre, main line rail link to London (Paddington), international airport and M5 access. The Regency coastal resort of Sidmouth is about 9 miles to the south with its wide pebble beach (sand at low tide), long esplanade and range of independent shops and boutiques.





Sidmouth lies on a World Heritage Site known as the Jurassic Coast, over which there are delightful picturesque walks and dramatic scenery.

The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 9.5 miles away.

THE PROPERTY

2 Bramble Hill House is an attractive Georgian Grade II Listed attached period residence which was built, we believe, in the early 1800's and is of traditional construction with predominantly colour-washed rendered exterior elevations under a slate roof and with a beautiful bow window on the front facade. The property has a handsome front façade with large curved bay, and several other characterful features, which include sash windows and the pretty wisteria clad veranda to the rear.

The accommodation has been beautifully decorated by the present owners in a charming eclectic mid century décor which provides a simply wonderful and classic ambience whilst retaining many fine features throughout this wonderful home.

Worthy of particular mention is the drawing room, with Oak floor and large sash windows with shutters, and the dining room, with flagstone floor and French doors to the rear courtyard. 2 Bramble Hill House benefits from a garden room/snug, which also has a part closed utility area which has access to both the front and rear of the property. There could also be room for further enlargement (subject to the necessary consents) within the roof space, as there was a room here prior to the house being divided. The kitchen has superb bespoke units and lovely worktops with a large window that looks out into the beautiful gardens. Also, on the ground-floor is a fantastic bathroom with a free-standing claw foot bath. On the first-floor are the three good sized bedrooms, the principal room enjoys the charming bow bay window and the guest room has built-in storage, original fireplace and views over the tremendous gardens.



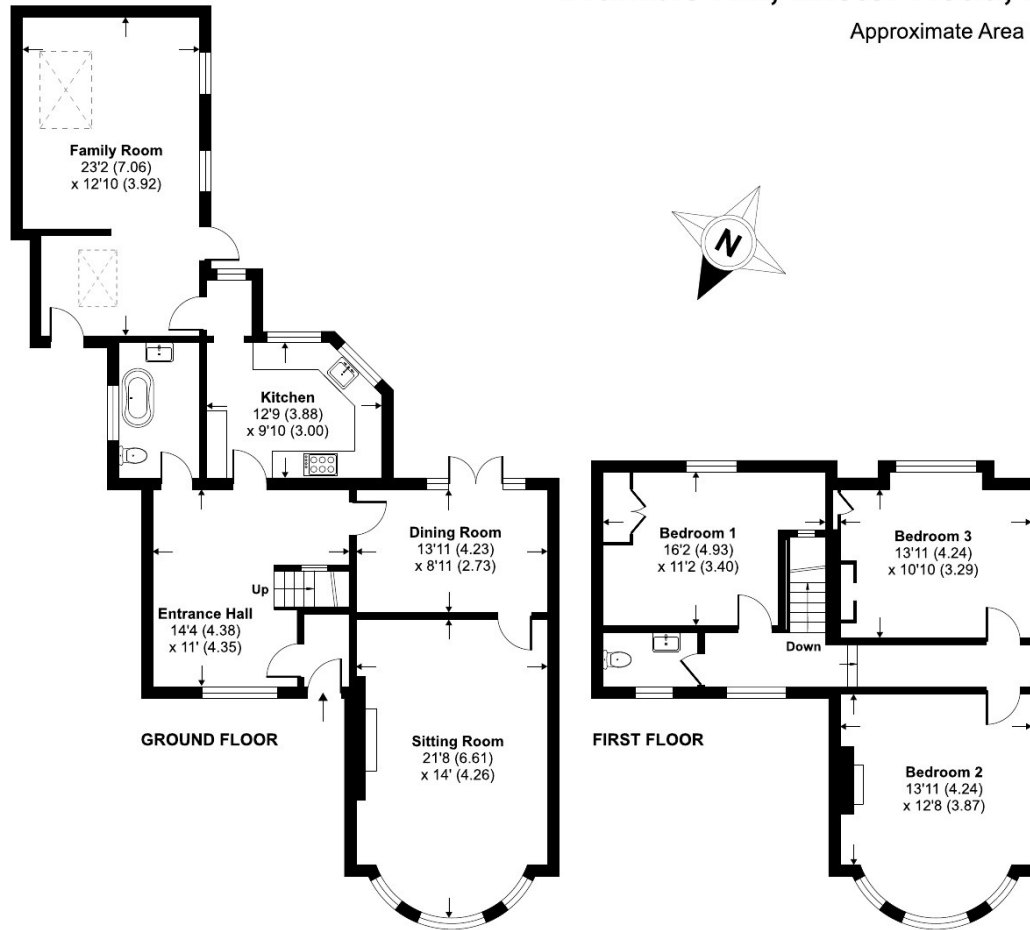




Bramble Hill, Exeter Road, Honiton, EX14

Approximate Area = 1811 sq ft / 168.2 sq m

For identification only - Not to scale



OUTSIDE

To the front of 2 Bramble Hill House is a driveway which provides parking for several vehicles. The southerly facing gardens lie to the rear of the house and are unusually large for a property of its type, extending to approximately 1/3 of an acre. These are established with a number of trees including a rare Acacia Tree and towards the top end open out to a lawned area. Adjoining the rear of the house is an attractive paved courtyard with veranda perfect for sitting outdoors during fine weather.

DIRECTIONS

From Honiton High Street proceed in a westerly direction towards Exeter and continue over the traffic lights and down the dip, passing Mill Street on your left hand side. As you begin to rise up the hill at the brow 2 Bramble Hill House will be found on the left hand side.

SERVICES

Mains water and drainage and electricity. Gas centrally heated.

LOCAL AUTHORITY

East Devon District Council - 01404 515616
Tax Band: F

ENERGY PERFORMANCE CERTIFICATE

Rating: Exempt



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1191503

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