



The Coach House

Exeter Road, Honiton, Devon. EX14 1AL

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An exceptional five bedroom detached house with three reception rooms, annexe potential set in a third of an acre gardens within walking distance of the town centre.

- Large welcoming entrance hall
- Well-proportioned sitting room with a wood burner
- Large kitchen/dining room and utility
- Ground-floor bedroom, family room and an en-suite
- Attached double-glazed conservatory
- Four first-floor bedrooms, principal en-suite and family shower room
- Superb southerly facing walled gardens with an outdoor swimming pool
- Attached garage and large parking area

Guide Price £750,000



SITUATION

The Coach 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. The property is approached over a shared driveway off Exeter Road which rises through a parking area to the access gate and driveway to The Coach House.

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

The Coach House is an outstanding detached residence set in wonderful gardens and grounds approaching 1/3 acre just a short stroll from the High Street. The traditionally built home has been beautifully maintained during the last thirteen years of current ownership and is a fine example of a family home. The gas centrally heated and double-glazed accommodation has a lovely large entrance hall which leads to the well-proportioned open-plan kitchen./dining room with lovely wooden floorboards and French doors that open out into the rear garden. Leading from this is the charming sitting room with a woodburner. There is also a good-sized utility room and a large ground-floor double bedroom with an en-suite shower room and separate access. This has huge potential to create a separate self-contained annexe. Attached to the side of the house is a useful double-glazed conservatory which has sliding doors to the garden. On the first-floor are the four good-sized bedrooms with lots of built-in wardrobes and excellent views of the garden, town and hills beyond. The principal bedroom has an en-suite bathroom with a sunken bath and a separate shower. The family shower room has a modern white suite.

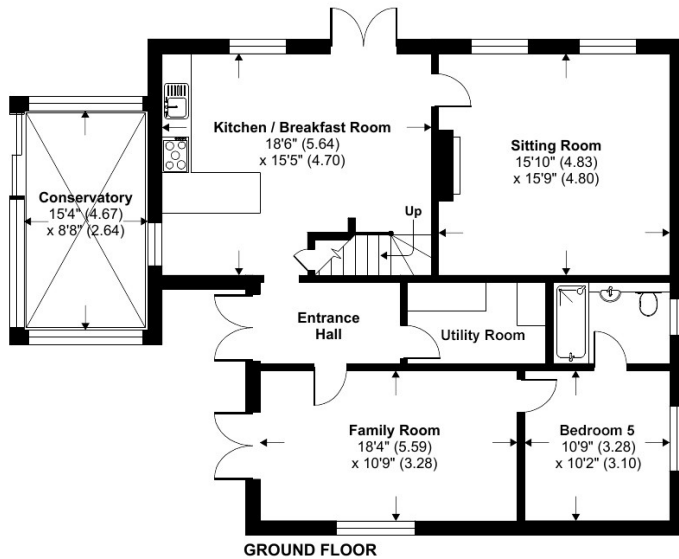
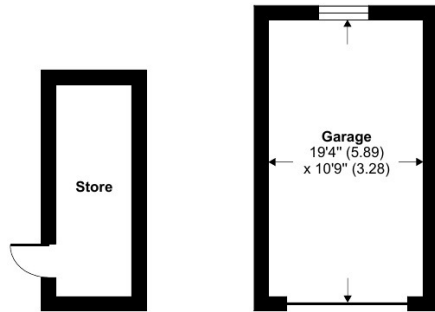
OUTSIDE

Worthy of particular mention are the wonderful Southerly facing walled rear gardens that are a real asset for the property and are in the main laid to lawn with numerous established shrubs, evergreens and flowers that provide year-round colour and interest. At the far end of the garden is a fantastic outdoor swimming pool with a raised decking around and a decked seating area. There is a concrete flagstone patio area which provides a perfect place to dine outdoors during fine weather. To the rear of the property is a garage with power and light. With a driveway that provides plenty of parking.

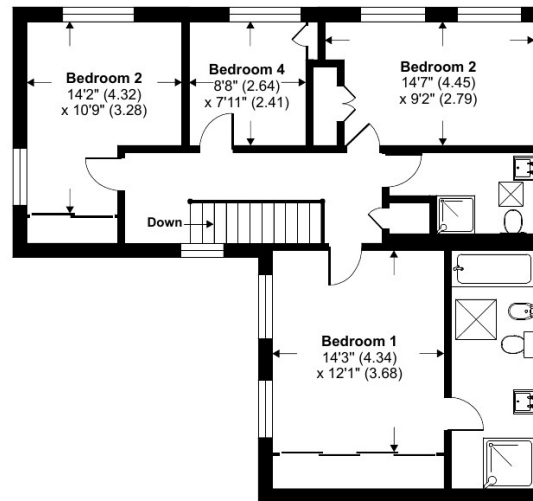
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Approximate Area = 2051 sq ft / 190.5 sq m
Garage = 209 sq ft / 19.4 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 2339 sq ft / 217.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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 the driveway to Ridgeway House will be found after about 200 yards on the left. Follow this driveway behind Ridgeway House and The Coach House is just beyond.

SERVICES

Mains water, drainage and electricity.
Gas centrally heated.

LOCAL AUTHORITY

East Devon District Council - 01404 515616
Tax Band: F

ENERGY PERFORMANCE CERTIFICATE

Rating: D

FLOOD RISK.

Flood risk information can be checked through the following: www.gov.uk/check-long-term-flood-risk

BROADBAND & MOBILE.

The seller has advised us that Broadband is available at the property Broadband availability at this location can be checked through: checker.ofcom.org.uk/
Mobile coverage can be checked through: checker.ofcom.org.uk/en-gb/mobile-coverage

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Humberts. REF: 1206700

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