



Burwood

Exeter Road, Honiton, Devon. EX14 1AL

[humberts.com](https://www.humberts.com)



A classic example of Regency Gothic architecture. Beautifully proportioned rooms with extensively refurbished accommodation, situated on the outskirts of the town in generous grounds of about half an acre

- Beautifully presented 4000sq ft characterful accommodation
- Delightful traditional entrance hall and lobby
- Charming formal sitting room with a bow window and open fire
- Quality newly fitted kitchen and utility area
- Superb formal dining room and a sun room
- Second large reception room and a separate study
- Five first-floor double bedrooms, quality en-suite and a large family bathroom
- Former Coach House, workshops and garage
- Delightful gardens approaching half an acre
- Short stroll to the High Street
- No Onward Chain

Guide Price £845,000

SITUATION

Burwood is conveniently situated on the western outskirts of the bustling market town of Honiton and stands on the southerly side of Exeter Road. 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 variety of 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 rail link to London (Paddington) and a small 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.





The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 9 ½ miles away.

THE PROPERTY

Burwood is a substantial, imposing and handsome attached Grade II Listed residence which has origins dating back to the early 19th century and was designed in the gothic style with a particularly attractive double fronted façade with two gables with quatrefoil panels, large bays and hood moulds. The property has been subject to a comprehensive program of improvement over the last three years with a new roof and central heating system whilst retaining a wealth of character features, all of which aid in creating a wonderful and elegant period ambience. These include ornate cornicing to many of the rooms, marble fireplaces, as well as the stained and acid etched glass to the front lobby which opens into the wide entrance hallway with original staircase.

Worthy of particular mention is the superb drawing room which has wide double doors opening into the dining room and the superb sitting room with shuttered sash bay window and marble open fireplace. The wonderful kitchen/breakfast room has been fitted to a high standard by System Six, this includes a superb central island, AGA and lovely white worktops.

To the first floor there is a huge principal bedroom with a walk-in wardrobe and a beautiful Jack and Jill bathroom with a free standing claw foot bath and shower. There are four further double bedrooms and a brand new family bathroom. With a separate bath and shower.

OUTSIDE

The property is approached from Exeter Road over a new concrete driveway to a good-sized parking area which gives access to the attached garage with an electric door and EV charger. The wonderful south facing gardens lie predominantly to the rear where there is a range of out-buildings including a former coach house and various stores and workshops. The walled gardens are mainly laid to lawn and are interspersed with a huge variety of colourful plants, shrubs and trees, including an orchard to the south. There is also a gazebo offering delightful views back towards the house and cobbled courtyard to the side.





Exeter Road, EX14

Approximate Area = 3791 sq ft / 352.2 sq m

Outbuildings = 703 sq ft / 65.3 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 4783 sq ft / 444.3 sq m

For identification only - Not to scale

DIRECTIONS

From Honiton High Street, head in a westerly direction towards Exeter and proceed over the traffic lights and down the dip, passing Rookwood Close on your right hand side. Continue for about 200 yards where Burwood will be found on your left hand side.

SERVICES

Mains water, drainage and electricity. Gas centrally heated.

LOCAL AUTHORITY

East Devon District Council - 01404 515616

Tax Band: G

ENERGY PERFORMANCE CERTIFICATE

Rating: Exempt

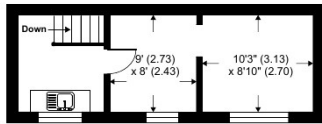
FLOOD RISK.

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

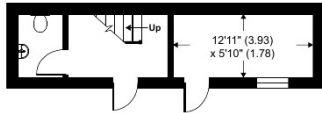
BROADBAND & MOBILE.

The seller has advised us that Super Fast Broadband is available at the property Broadband availability at this location can be checked through: checker.ofcom.org.uk/

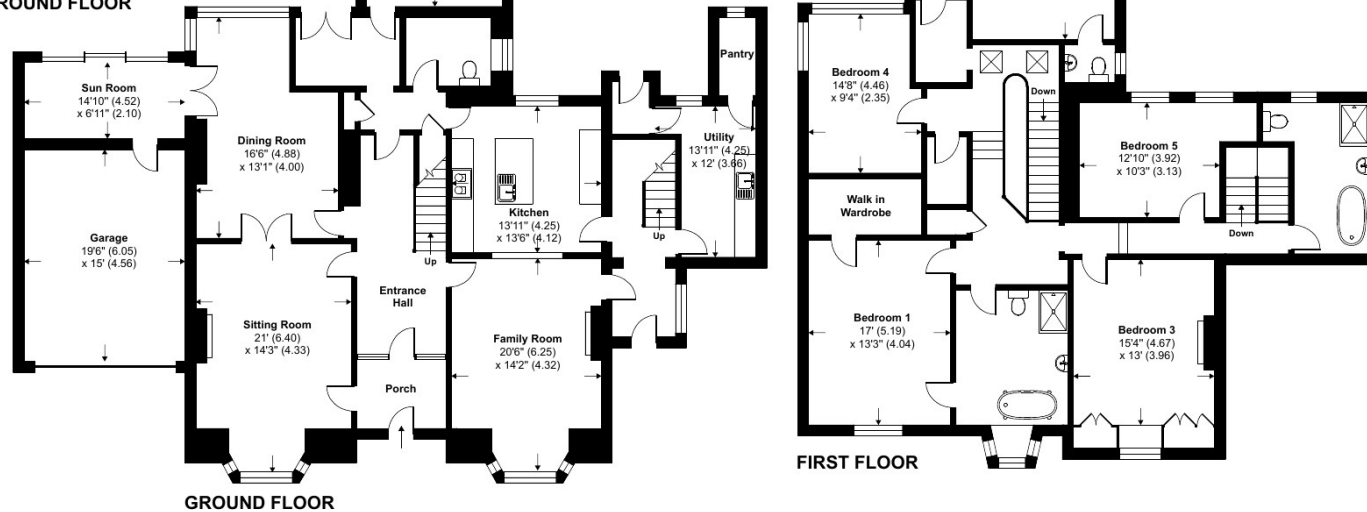
Mobile coverage can be checked through: checker.ofcom.org.uk/en-gb/mobile-coverage



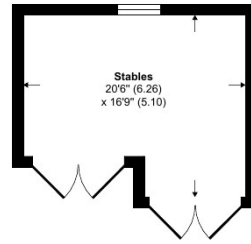
OUTBUILDING
FIRST FLOOR



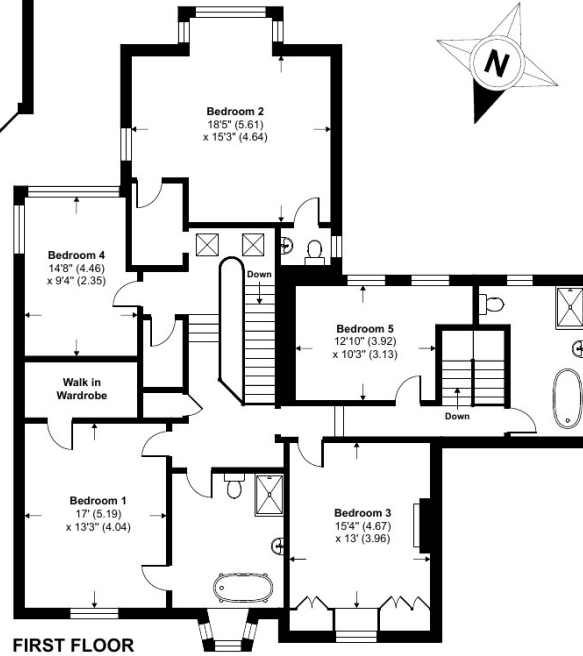
OUTBUILDING
GROUND FLOOR



GROUND FLOOR



Stables
20'6" (6.26)
x 16'9" (5.10)



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1209770

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Devon Ltd | Registered office; Humberts Devon Limited, 44 Queen Street, Honiton, Devon, EX14 1HD. Registered in England - Company Number 12430167.

01404 42456

devon@humberts.com

