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6 Widworthy Court



6 Widworthy Court, Wilmington, Honiton, Devon EX14 9JN



Wilmington 1 mile Honiton 2 miles  
Axminster 7 miles Exeter 20 miles

## Character period apartment in this exclusive Grade II listed country mansion.

- Exclusive development
- Share of freehold
- Leisure facilities included
- Private parking and large visitors' parking
- Communal grounds about 10 acres
- 3 double bedrooms (2 bathrooms)
- Sitting room and kitchen/breakfast room
- Private balcony
- Residential letting opportunity

Offers In Excess Of  
£325,000



### SITUATION

No 6 is one of the principal apartments in the main house, one of a number of classic individual and exclusive residences created from the conversion of Widworthy Court, a Grade II Listed Country Mansion built by G S Repton Esq for Baronet, Sir Edward Marwood Elton in 1830.

Widworthy Court is situated approximately 3 miles to the east from the historic market town of Honiton. Honiton combines expected services and amenities with a diverse range of individual shops. The town is served by a direct rail service to London Waterloo, A30/A303 road connections to Exeter and the southeast respectively, Tesco, Aldi and Lidl superstores, a parkland golf course, sports centre /swimming pool and out of town business parks providing a wide range of services and facilities.

Exeter lies some 20 miles to the west supporting comprehensive educational, cultural, recreational and shopping facilities commensurate with its cathedral and university city status. The coast at Sidmouth, East Devon's premier coastal resort, is some 8 miles to the south. Taunton, the county town of Somerset, with express rail service to London Paddington, lies some 20 miles to the northeast and the M5 at Cullompton is approximately 15 miles to the west.

### DESCRIPTION

Located on the exclusive first floor with a balcony over the portico, this beautifully presented elegant apartment has a wealth of character features, such as high ceilings, delicate coving, sash windows, many with the old shutters, and feature fireplaces.

After you have ascended up the main staircase of this former country house, there is a private entrance and long hallway. An old wide door opens into the generous sitting room centred on the feature fireplace with marble surround and flanked by lit in-built shelves and ornate coving. French doors with shutters either side open from this impressive space onto the private balcony over the portico main entrance.

The kitchen/breakfast room has a range of wall and floor units and will also include a built in Neff electric oven with hob and extractor, a fridge/freezer, washing machine/dryer and dishwasher. There is a large sash window with shutters and space for a dining table.

Bedroom 2 is located in a suite of its own with a hall leading down to the room which features a large sash window with views over the south lawns and adjoining farmland. There is a bathroom with overhead shower.

Down the entrance hall is the largest bedroom, this generous space centres on a feature fireplace with marble surround and built in wardrobes either side, with a tall sash window and shutters giving plenty of natural light, a half flight of stairs goes down to an en suite bathroom. Further down the entrance hall a half flight of stairs takes you to a study/ third bedroom.

### GROUNDS

The approach to Widworthy Court is along a wooded drive which splits to continue in front of the property, where there is a designated parking space for No.6, and bears round to the left where there is a large visitors' /guest car park.

In total, there are about 10 acres of private grounds exclusive for the residents consisting of manicured sweeping lawns, wonderful deciduous woodland with various paths, formal gardens/croquet lawn as well as an all-weather tennis court.

### FACILITIES

Maintained and upgraded in recent years, the facilities for the exclusive use of the residents include the swimming pool and jacuzzi, sauna and gym.

### LEASEHOLD & MAINTENANCE

The property is sold with the benefit of a 999 year lease commencing in 1999 with a proportionate part share of the freehold and in-house management - Widworthy Court Management Ltd. The service charge for this apartment is approx. £357 per month (2020).

The service charge includes full use and maintenance of the gym, swimming pool, jacuzzi, sauna, all-weather tennis court and croquet lawn negating the need for alternative additional sports memberships. Maintenance of the extensive grounds and gardens, communal areas, general external maintenance of the property, operation of the drainage and building insurance are similarly included.

### SERVICES

Mains water and electricity. Private drainage (included in the service charge). Electric night storage heating.

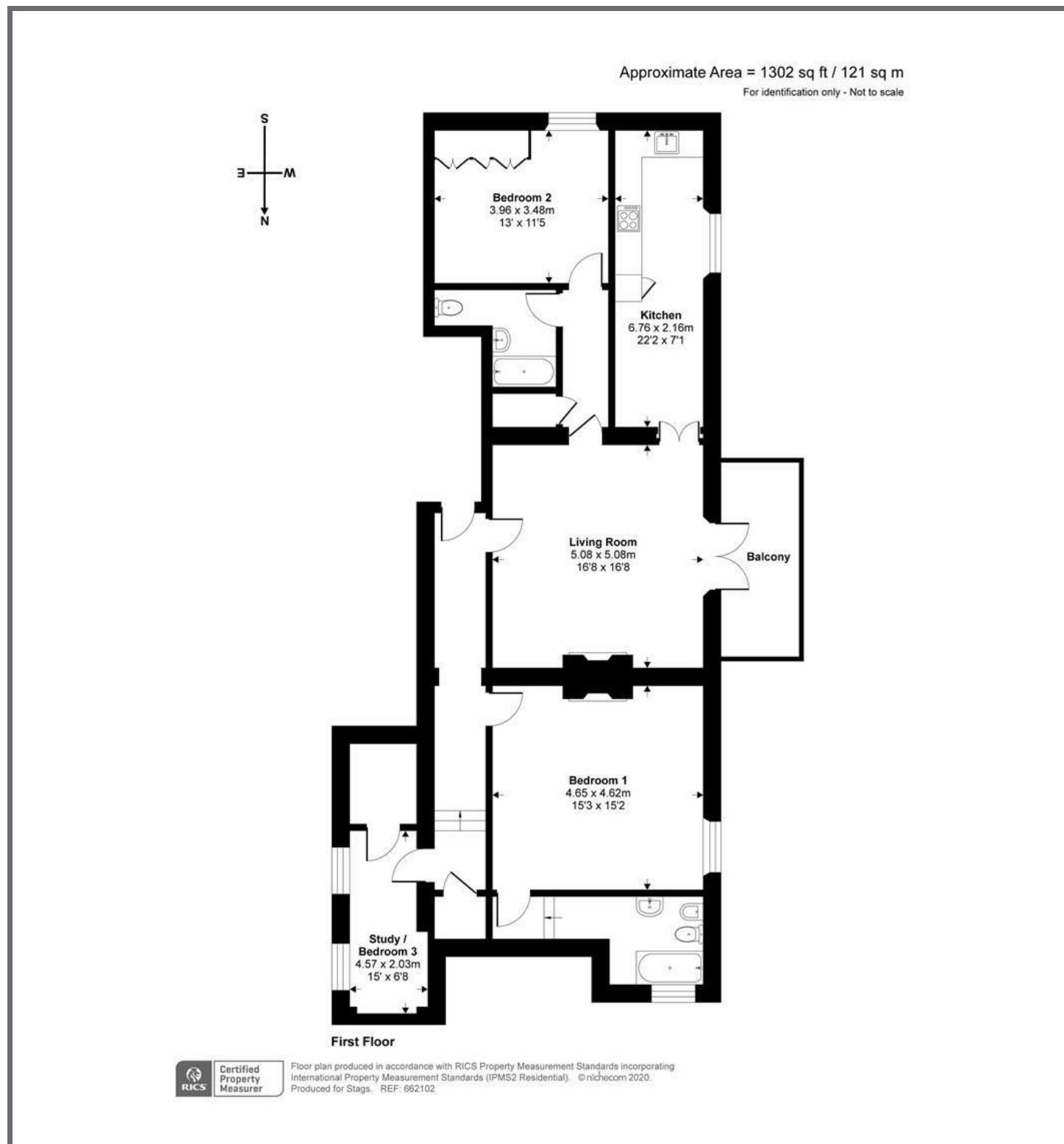
### DIRECTIONS

From Honiton proceed out of the town on the A35 towards Axminster. In about 2.5 miles, after passing through the 40 mph signs, turn right signposted to the Business Park. Take the next turning left onto the drive to Widworthy Court and follow this through the trees. Before approaching the main house, bear left at the fork to find the visitors' car park on the righthand side. Number 6 is accessed through the main entrance door of the house and up the ground floor staircase.



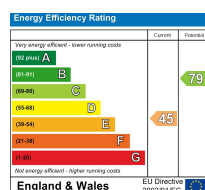






These particulars are a guide only and should not be relied upon for any purpose.

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