



41 High Street





# 41 High Street

Honiton, Devon EX14 1PW

Honiton High Street 0 Miles; Sidmouth 9.5 Miles; Honiton Train Station 0.4 Miles

Charming six bedroom period property in the heart of Honiton, with large rear garden.

- Central Honiton Location
- Grade II Listed
- Timber Workshop
- Wonderfully presented period features
- Council Tax Band F
- Georgian Town House
- Large Rear Garden
- Six Bedrooms
- Freehold

Guide Price £575,000

## SITUATION

Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty, just 10 miles from the stunning Jurassic coast at Sidmouth - itself a natural World Heritage Site. The town has a comprehensive range of independent shops and cafes, as well as two primary schools and secondary schools.

Communication links are excellent with a direct rail service from Honiton Station to London Waterloo, whilst the A30 provides quick and efficient road access to the cathedral city of Exeter. As well as easy access to the M5 motorway. Exeter hosts a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities. Taunton, the county town of Somerset is approximately 28 miles to the northeast with the A303 and A35 providing alternative cross country road links to London and the south.





## DESCRIPTION

This Grade II listed Georgian townhouse is beautifully presented, and offers spacious and versatile accommodation. The property has retained many of its original period features making it absolutely charming throughout. On the ground floor there is a large sitting room and a modern fitted kitchen/breakfast room to the rear with a central island and a door that open out to the gardens. There is a separate dining room and a well-proportioned snug room with a feature fire place. Also, on the ground-floor is a good-sized utility room and cloakroom.

On the first-floor are four spacious bedrooms, the main bedroom being a real feature of the property with space for a sofa and separate dressing area. There is a large family bathroom and a well-proportioned sun room with roof terrace offering views over the countryside. On the second-floor are three further bedrooms and a modern bathroom.

## OUTSIDE

The rear garden is surprisingly large, partly being laid to lawn with ample patio space. There is also a useful detached timber workshop (38ft x 18ft) which has power and light. (To note that there is currently no right of access at the rear for vehicles)

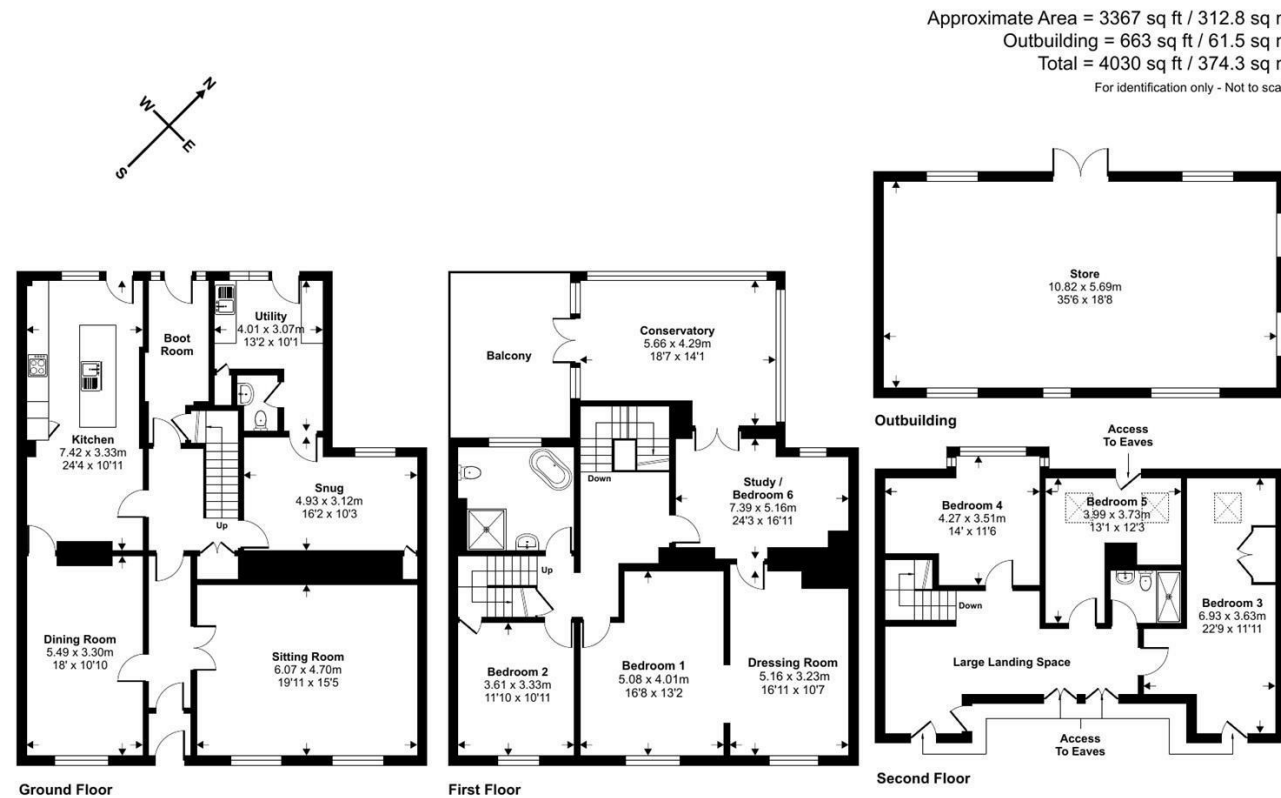
## SERVICES

Mains electricity, water and drainage

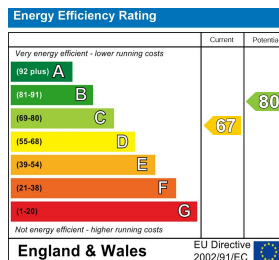
## DIRECTIONS

From Stags offices, proceed up the high street, crossing at the pedestrian crossing, the property will be found on the left hand side, next to the Yellow Deli.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 990446



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