



3 Channons Court







# 3 Channons Court

High Street, Honiton, Devon, EX14 1LD

Honiton Train Station 0.5 miles Sidmouth 9 miles

Detached character property with adaptable accommodation, annexe and beautiful gardens in the heart of Honiton.

- 4 double bedrooms
- Multi-generational or income potential
- Secure gated access
- Secluded town centre location
- Freehold
- 1 bed ground floor annexe
- Character features
- Lots of parking
- Easy access to local amenities
- Council tax band E & A

Guide Price £650,000

## Stags Honiton

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## SITUATION

The property is ideally located and set back from Honiton High Street in a secure and secluded location within easy access of the centre of Honiton and all of the town's amenities. Honiton is renowned as an antique centre, as well as for its weekly street market, has a range of independent shops and cafes, as well as two primary schools and a secondary school. The town is served by a main line rail station with hourly service to London Waterloo as well as fantastic access to the A30.

Exeter, to the west, offers excellent shopping facilities, main line rail link to London Paddington, airport and M5 access.

The Jurassic coast at Beer and Branscombe is an easy drive away, as are the popular coastal towns of Sidmouth and Lyme Regis along this wonderful stretch of coastline, designated a world heritage site.

## DESCRIPTION

Thought to date back to the 19th Century, 3 Channons Court is a detached stone character home under a predominately fibre cement roof offering flexible accommodation with stunning period features, partly converted from a former agricultural building. The property has been refurbished to an excellent standard and is extremely well-presented throughout.

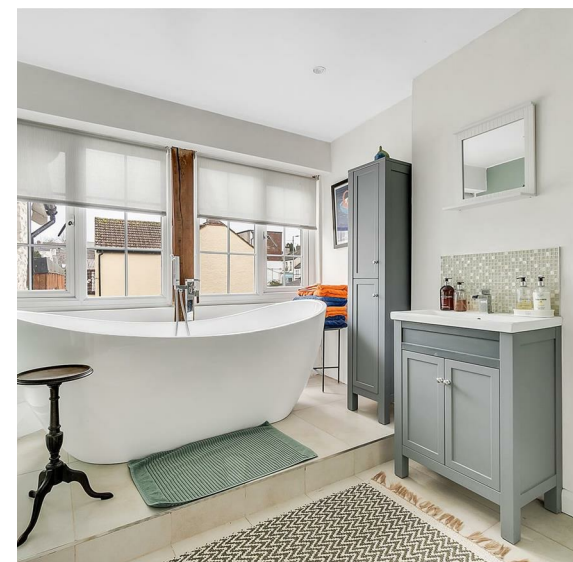
The self contained 1-bedroom annexe is perfectly set-up to provide multi-generational living or for income potential. Has previously been let successfully through Airbnb.

## ACCOMMODATION

The accommodation includes an internal entrance porch leading to a hall/home office, which boasts period features such as a large iron fireplace, panelled walls, and exposed timber beams. The sitting room shares similar charm, featuring an inglenook fireplace with a stone surround, oak mantel, and log burner. Natural light from the adjoining conservatory enhances the room's bright and relaxing atmosphere. The conservatory itself offers a delightful reception space with garden views.

The well-appointed kitchen features white base and wall units, an electric oven, gas hob with extractor, under counter fridge, dishwasher, and a one-and-a-half bowl sink beneath large garden-facing windows. It connects to a the dining room with bi-fold doors opening onto decking. A utility room with base units and space for appliances sits at the rear, alongside a cloakroom with a WC and hand basin. Another entrance hallway off the kitchen leads to the courtyard and the one-bedroom annexe.

Upstairs, there are four bedrooms and a spacious family bathroom with a WC, hand basin, shower cubicle, and stand-alone bath. The principal bedroom is generously sized, with exposed stone adding character.





### ANCILLARY ACCOMMODATION/ANNEXE

The self-contained annexe was converted about 10 years ago from a workshop, with timber cladding to the front, brick to the rear under a predominately steel profile roof, the accommodation is bright, spacious and modern comprising; kitchen with fitted electric oven, induction hob, washing machine and under counter fridge. Sitting room/dining room, bedroom and shower room.

Outside is a partly enclosed decking area private to the annexe, ideally positioned to enjoy outdoor relaxation and al fresco dining.

### OUTSIDE

The property has an impressive entrance with electric gates before a large courtyard with parking for several vehicles. High walls perimeter the courtyard creating a private and secure area. To the end of the courtyard is a brick-built outbuilding providing storage space. The property is in flood risk zone 2, there have been no instances reported by the current or previous owners.

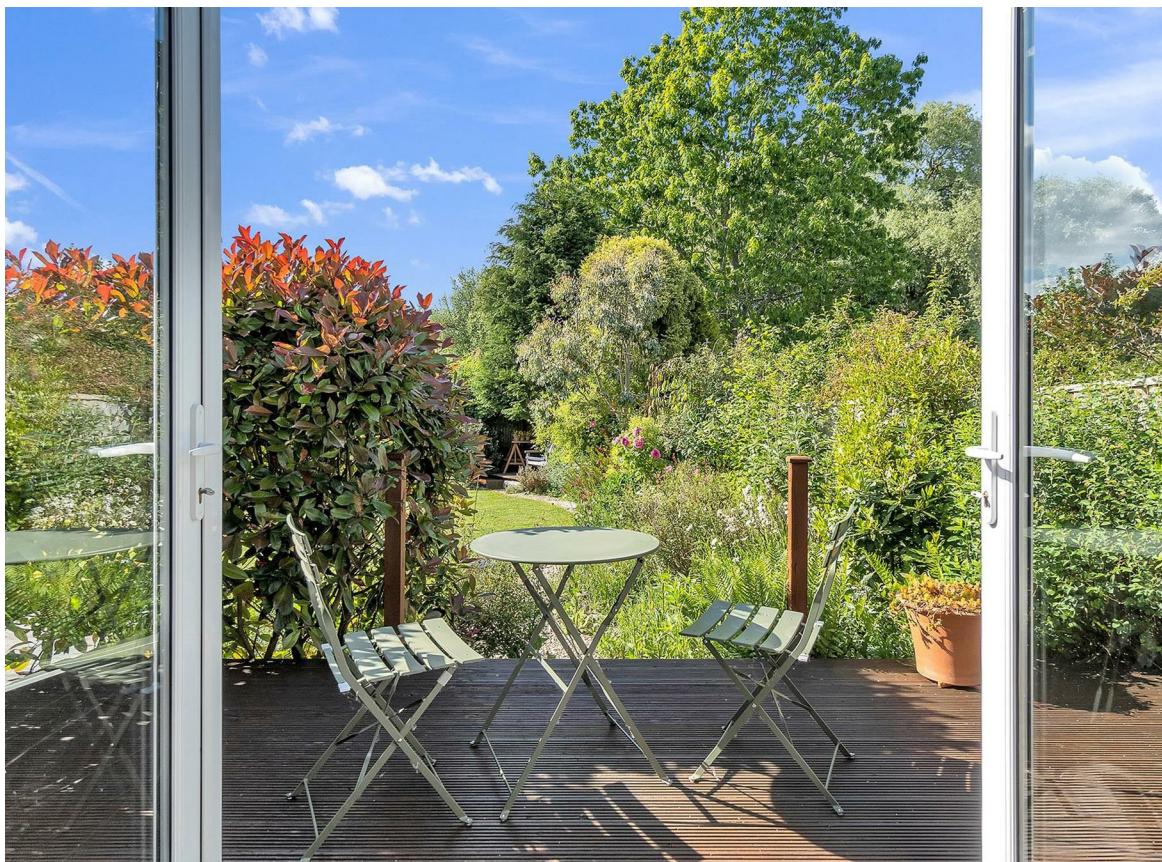
The generously sized garden is wonderfully sheltered with recently established beds, espalier fruit trees as well as long established flower beds, mature shrubs and trees. There is a useful timber shed and various decking and elevated areas around the gardens providing ideal spaces to relax and enjoy the outdoors.

### SERVICES

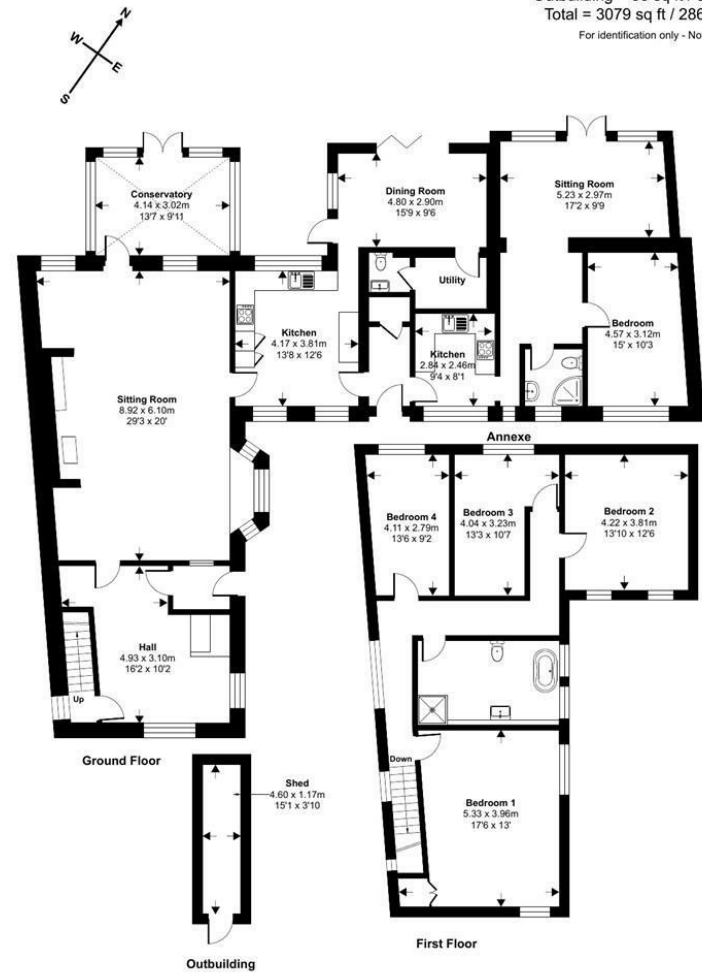
Mains water, electric, drainage and gas. Gas fired central heating. Standard, Superfast and Ultrafast fibre broadband (upto 1800 Mbps), EE Three, O2 and Vodafone mobile networks available outside (Ofcom).

### DIRECTIONS

From Stags Honiton Office head west down the High Street and after 500 yards turn right into Channons Court along a short shared driveway where you will find the property directly ahead of you through double gates.



Approximate Area = 3021 sq ft / 281 sq m  
Outbuilding = 58 sq ft / 5 sq m  
Total = 3079 sq ft / 286 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nòchecom 2025. Produced for Stags. REF: 757798



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 