



Oakhayes







# Oakhayes Higher Blannicombe

Honiton, , EX14 9TS

Honiton High Street: 2.5 miles Ottery St Mary: 6.6 miles Sidmouth: 10 miles

A beautifully presented partially attached barn conversion enjoying far-reaching rural views with six bedrooms and generous living areas perfect for entertaining. Oakhayes benefits from established gardens of just under an acre, versatile outbuildings and triple car port.

- Barn Conversion
- Landscaped gardens
- Country kitchen
- Outbuildings
- Freehold
- Six bedrooms
- Rural views
- Triple car port
- EPC D
- Council Tax Band G

Guide Price £1,250,000

Stags Honiton

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## SITUATION

The property occupies a delightful rural location enjoying a wonderful countryside setting combined with the convenience of being a short distance from Honiton.

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

Oakhayes is a beautifully presented stone built farmhouse under a tiled roof set in a quiet, rural position. The kitchen/family room is a wonderful space in which family live can revolve. The fitted shaker-style kitchen is centred around a beautiful oil-fired Aga, with two Ness electric ovens and induction hob, as well as an American style fridge-freezer, integrated dishwasher, wine cooler, and microwave. The kitchen also has plenty of cupboards for storage, two kitchen islands, providing further workspace, and a sitting area with double doors leading out to the patio, perfect for enjoying alfresco dining and taking in the countryside views. The impressive living room is spacious with a feature stone fireplace and woodburning stove, full length windows and sliding doors enjoying views over the garden and beyond. The dining room is found on the other side of the entrance hall, a generous entertaining space with feature fireplace. Next door is the study or possible downstairs bedroom. There is also a useful utility room and downstairs cloakroom.





On the first floor are six bedrooms and family bathroom, accessed via a spacious split-level landing with double doors leading out to the balcony. The master bedroom is very spacious and is complete with a range of fitted wardrobes and ensuite bathroom, with separate bath and walk-in shower.

#### OUTSIDE

Set in just under an acre in total, the property benefits from established landscaped gardens with well-maintained lawns, variety of shrubs and trees and wildlife pond. There is a raised, circular patio area, perfectly positioned at the rear of the house to enjoy the rural outlook.

There is a good-sized outbuilding which is divided into four areas internally, with two sets of wide timber doors to access. The barn can be reached directly from the courtyard or via a separate entrance, via five-bar wooden gates, onto a tarmac drive. Adjoining is a car port accommodating up to three vehicles. A paved courtyard connects the main house and outbuildings, offering ample parking.

#### SERVICES

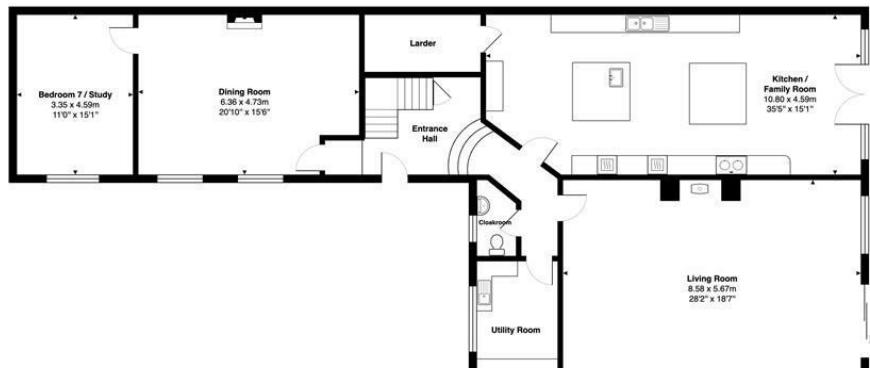
Mains electric and oil-fired central heating. Private drainage via a septic tank and private water from a spring which serves 3 properties via storage wells (and electric pump).

Standard broadband available and EE, O2, Vodafone and Three networks are available outside (Ofcom).

#### DIRECTIONS

From Honiton High Street turn into New Street, at the top of Church Hill take the second exit at the roundabout and follow the road, turn left into Brand Lane, follow the lane for 1 mile until you reach a wooden sign post for Blannicombe Farm, Higher Blannicombe, Oakhayes and Applewood. Follow the track for about 250 yards, and the property can be found at the end of the track, on your right.

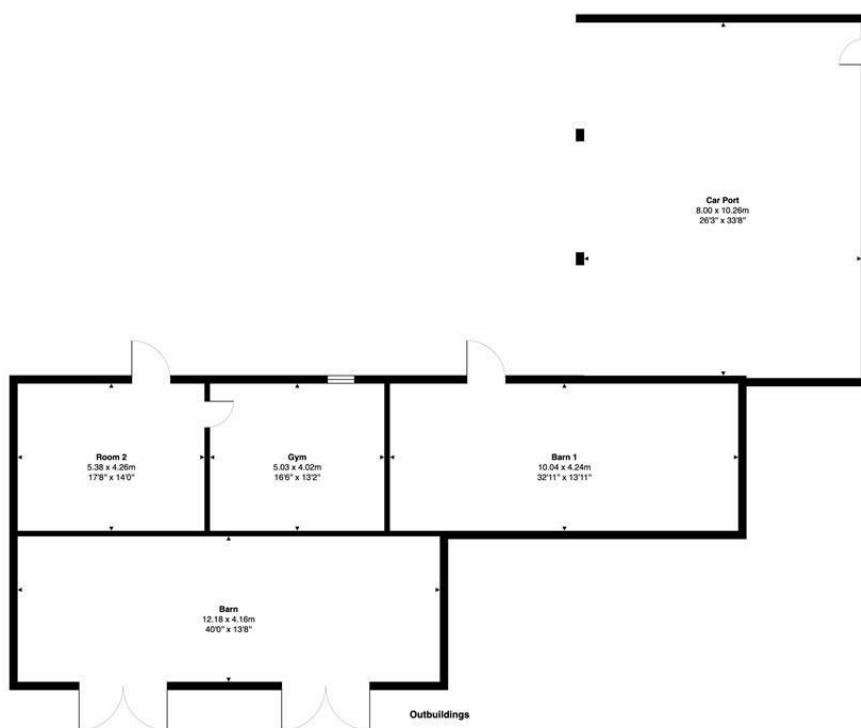
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Ground Floor



First Floor



Total Area: 569.2 m<sup>2</sup> ... 6127 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**IMPORTANT:** Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



