



Hutchins Barton











# Hutchins Barton

Dalwood, Axminster, , EX13 7EH

Axminster Station 4.4 miles; Honiton 6.3 miles; Lyme Regis 9.3 miles

An immaculate country home offering the perfect blend of timeless character and modern living, complete with large garages and workshop, all set within landscaped gardens of half an acre. The property extends to about 4,249 sqft, including the principal accommodation and associated outbuildings.

- Detached country residence
- Three reception rooms
- Set within 0.5 acre
- Level landscaped gardens
- EPC D
- Five bedrooms
- Splendid kitchen/breakfast room
- Substantial garage & workshop
- Freehold
- Council Tax Band G

Guide Price £1,475,000

## Stags Honiton

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## SITUATION

Nestled in the heart of the picturesque village of Dalwood, within the Blackdown Hills Area of Outstanding Natural Beauty, this charming location offers a true sense of rural community. The village boasts a range of amenities, including the highly regarded Tuckers Arms public house (just a short stroll away), the historic St Peter's Church, a village hall, and a community-run shop and Post Office.

Dalwood is ideally situated approximately midway between the vibrant market towns of Honiton and Axminster, both offering an excellent selection of amenities such as schools, supermarkets, banks, sporting facilities, and an array of independent shops. Each town also benefits from a mainline railway station providing direct services to London Waterloo.

The stunning Jurassic Coast at Lyme Bay is just a short drive away, with the charming seaside town of Lyme Regis located around 9 miles from the property. For families, the highly acclaimed Colyton Grammar School, ranked among the top mixed state schools in England, is located approximately 6 miles to the south.

## DESCRIPTION

Hutchins Barton is a splendid country residence, positioned in the heart of the village. This charming home seamlessly blends traditional character with the comforts of modern living, offering generous accommodation and exceptional spaces for both family life and entertaining.

On the ground floor, a spacious sitting room and separate dining room provide elegant yet welcoming settings, each featuring inglenook fireplaces with modern woodburning stove, perfect for cosy evenings and hosting guests. On the opposite side of the entrance hall, a versatile family room and dedicated study offer additional space for relaxation, work, or play, catering to the needs of modern family living.

At the heart of the home lies the wonderful kitchen/breakfast room, fitted with high-quality cabinetry, quartz worktops, and a range of integrated appliances. This light-filled space flows effortlessly into a cosy snug, an ideal spot for everyday living. A well-appointed utility/boot room adjoins the kitchen, adding to the property's practical appeal, while a generous cloakroom completes the ground floor.





On the first floor are three well-proportioned bedrooms, each boasting exceptional ensuite facilities, offering comfort and privacy for family and guests alike. The principal bedroom features a modern ensuite shower room and walk-in wardrobes. There are two further double bedrooms on the second floor. One benefits from its own en suite shower room, while the other enjoys exclusive use of a well-appointed bathroom on the same floor. Both rooms also feature convenient access to eaves storage, maximising practicality without compromising on space.

### OUTSIDE

The gardens are beautifully landscaped, predominantly laid to lawn and bordered by mature, well-stocked beds that provide year-round colour and interest. A variety of established fruit trees are thoughtfully interspersed throughout the grounds. To the side of the property, a paved seating area offers an ideal spot for outdoor dining or relaxation, leading up to an elevated lawn featuring a pergola and kitchen garden. In total, the gardens and grounds extend to approximately half an acre, offering privacy, space, and a peaceful setting.



Accessed via double wooden gates, the property is approached over a brick-paved driveway providing generous parking for several vehicles. Adjacent to this is a substantial detached garage with three bays, each fitted with electric roller-shutter doors, together with an attached workshop complete with cloakroom.

### SERVICES

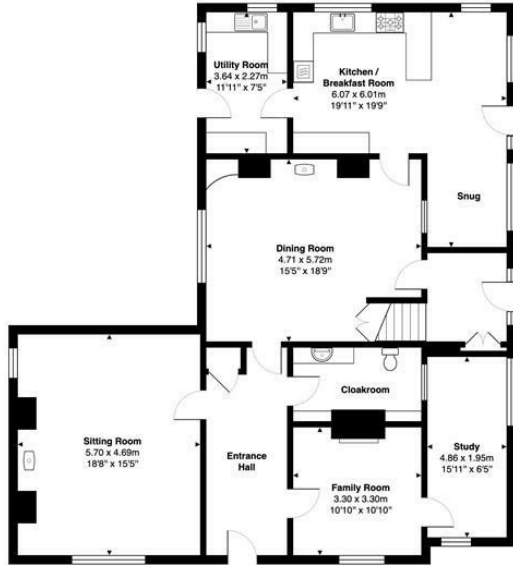
Mains electricity with photovoltaic panels. Mains water and drainage. Oil-fired central heating.

Standard and superfast broadband available. Mobile signal likely with Three, O2, EE and Vodafone (Ofcom).

### DIRECTIONS

What3words: [///herring.salads.advantage](https://www.what3words.com/#!/herring.salads.advantage)





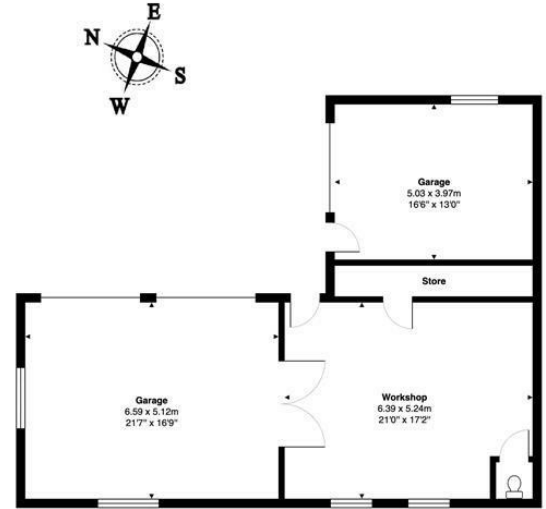
**Ground Floor**  
Area: 135.2 m² ... 1455 ft²



**First Floor**  
Area: 63.5 m² ... 688 ft²



**Second Floor**  
Area: 60.0 m² ... 646 ft²



Total Area: 278.6 m² ... 2999 ft² (excluding garage, workshop, store)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





