



Sedgeley



STAGS

Sedgeley

Wilmington, Honiton, Devon, EX14 9JR

Honiton 3.4 miles Axminster 7.6 miles

Substantial 19th century 5 bedroom home, impressive stone outbuildings in 3.24 acres.

- Historic 5 bedroom house
- Generous accommodation
- Stone barns
- Development potential
- Freehold
- Original Victorian features
- Land 3.24 acres (1.31ha)
- Further property available
- Village location and rural views
- Council Tax Band F

Guide Price £900,000

SITUATION

The property is located in the heart of the rural village of Wilmington with views across this small valley. The village is set along the A35 surrounded by the rolling hills of the East Devon and Blackdown Hills, an Area of Outstanding Natural Beauty. There is a pub, village hall, St Cuthbert's Church and is located on a bus route with a popular local primary school in the nearby village of Offwell. The market town of Honiton is a short distance and provides an extensive range of amenities, including schooling, station on the Exeter to London Waterloo line and access to the A30/A303.

Exeter is accessed along the A30 dual carriageway with an international airport providing a number of domestic and international flights and access to junction 30 of the M5. The Jurassic Coast at Seaton is an easy drive away.

DESCRIPTION

Sedgeley is a beautiful detached property which was been comprehensively renovated in 2015 enhancing the historic character, whilst incorporating modern fixtures and fittings. Completed to a high standard the spacious rooms have high ceilings and large windows providing a wonderful living environment.



ACCOMMODATION

Generously proportioned the accommodation is well laid out, a large hall with fantastic stained glass design and Victorian floor, to each side are two large reception rooms each with a feature fireplace. Beyond the dining room is a substantial kitchen/breakfast room with granite worktops, integrated dishwasher and fridge, electric cooker ranger and central island unit. To the rear is a study and ground floor shower room.

On the first floor are five glorious bedrooms, the main bedroom with a spacious en suite bathroom with separate shower. The guest bedroom has an en suite shower room and there is also a large family bathroom with shower.

STONE BARNs

There is a significant range of traditional stone outbuildings backing on to the A35, these two storey barns are steeped in history and have plenty of potential, subject to the necessary consents. There are two further stone barns further up a track (which is to be shared with the cottage and farm buildings beyond).

LAND

The house includes three south facing paddocks, split with tree-lined banks, they would benefit from some improvement. The land included is 3.24 acres (1.31 ha).

FURTHER AVAILABLE

COTTAGE

West of the buildings is a renovated 3 bedroom cottage, let on an AST. Whilst not available separately at this time the vendors would consider a sale alongside the house.

BUILDINGS & LAND

Further up the track, and if sold separately will have a right of access for agricultural purposes, is a substantial range of more modern farm buildings and about 3.85 acres (1.56 ha), which includes a potential additional access point to Whitfield further west.

DEVELOPMENT POTENTIAL

In 16th Feb 2018 outline consent was granted (Ref 16/0337/OUT) for a new access point and the erection of 4 houses (3 affordable & 1 open market), this consent has since lapsed, however it demonstrates what potential there may be for the land. Our client is therefore going to include an uplift clause in the contract for 25% of the increase in value for additional residential properties over a period of 25 years.

SERVICES

Mains electric, water and drainage. Propane gas cylinder. Council Tax Band: F





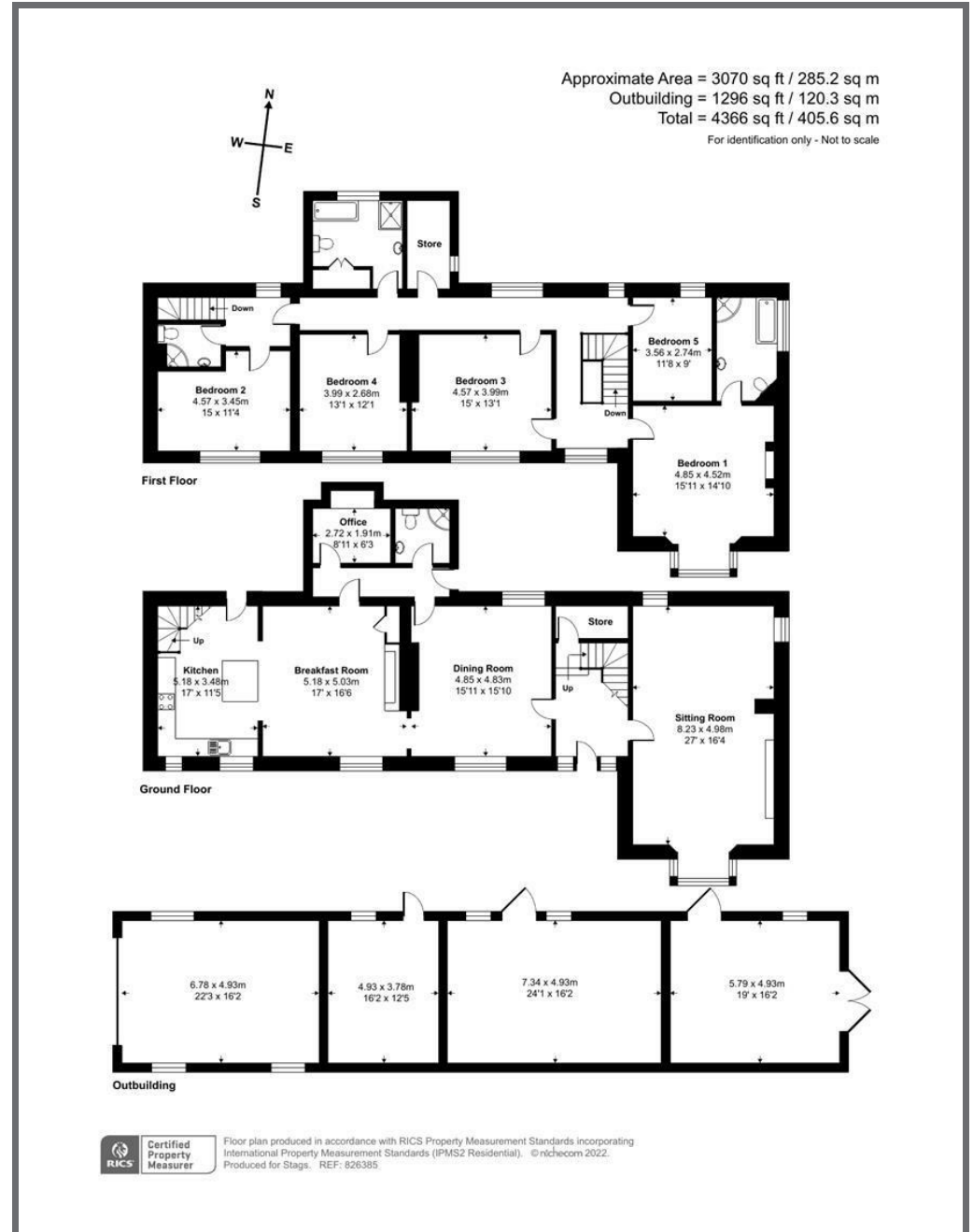
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

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