



Foxhayes House Lower Tale, Honiton, EX14 3HL

Offers in excess of £1,000,000





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- Four Bedroom Detached Bungalow With Additional Planning
- Two Bedrooms With En Suite
- Outdoor Entertaining Space With BBQ, Open Fire And Hot Tub
- Planning For Two additional Bedrooms And Reception
- Approx. 2.8 Acres In Total Approx. 2.6 For The Field Which Has a Restricted Covenant
- Open Plan Kitchen, Lounge And Dining Space And Separate Utility Room
- Family Bathroom
- Dutch Barn And Parking For Multiple Vehicles. Air Source Heat Pump
- A Planning Application For The Construction Of An Equine Sand School Has Been Submitted For The Area Beyond The Bund.
- No Onward Chain And Is In The Kings School Catchment



This impressive, detached bungalow sits within a private setting totalling approx. 2.8 acres, approached via electric gates and surrounded by open countryside, with its own garden and approximately 2.6 acres of field beyond. Designed in a modern farmhouse style, the property combines generous open-plan living with four bedrooms and excellent outdoor space, including a substantial covered entertaining area. Further features include a Dutch barn into which there is agreed planning to extend (subject to consents), extensive parking, and energy-efficient heating via an air source heat pump. The property lies within the catchment area for the highly regarded, Ofsted Outstanding-rated King's School in Ottery St Mary, with a school bus stop located at the top of the lane, and benefits from excellent access to local services in neighbouring villages. It is also well placed for access to the A30/A303 and M5, making it a superb option for those seeking a rural lifestyle with strong transport connections.

Walk Through

The property is approached via a private electric gate, which opens onto a large, gravelled driveway. Straight ahead the bungalow is an attractive, high-roofed home with a modern farmhouse aesthetic, combining white rendered walls with timber cladding. To the left, a private lane runs alongside the garden and leads through to the field beyond, while to the right a Dutch barn provides useful additional space and future potential.

The front door opens into a central entrance corridor. This connects the open-plan living space to one side with the bedrooms and family bathroom to the other. Karndean wood-effect flooring and internal wooden doors create a cohesive and welcoming feel throughout, reinforcing the

farmhouse style.

The house opens into an impressive open-plan living space, generous in scale and highly versatile. Arranged to incorporate kitchen, dining and sitting areas, it is flooded with natural light from multiple sets of triple windows and wide sliding doors that open directly into an outside dining area with the garden beyond.

The kitchen is stylishly fitted, with quartz work surfaces and bespoke spalted beech supports which include an integrated wine rack. It includes a Bosch induction hob, two Neff slide-away ovens, and twin dishwashers positioned either side of the sink. Stone-effect Karndean flooring differentiates the kitchen area from the rest of the room. The utility room, directly adjoining the kitchen, provides

additional space with wood effect surfaces, fitted units, space for a washing machine, dryer and comes with an integrated fridge freezer, as well as a back door leading directly into the garden.

In the dining area, there is ample space for a large dining table, comfortably seating ten, positioned to enjoy dual aspect views to the garden and with direct access outdoor space through sliding doors. Meanwhile, the sitting area provides room for multiple sofas, with charming feature bookcases framing the windows.

Heading through the double doors from the dining area opens into an impressive covered area that extends the living accommodation into the outdoors. This well



asset, with a secondary area of land to the rear of the field (separated by a bund) which includes an area of hard standing. A planning application for the construction of an equine sand school has been submitted for this area beyond the bund.

The Dutch barn at the front of the property adds further versatility, with planning permission granted for an extension of the property between and into the barn providing an additional living room and two further bedrooms.

The property benefits from extensive parking on the driveway. It has its own sewage treatment plant and uses an air source heat pump for heating. The access beyond the electric gates is shared, and the property is offered with no onward chain.

Situation

Located in the charming East Devon countryside, the property enjoys a peaceful rural setting while remaining well connected to a wide range of nearby villages and towns. A number of well-served villages lie within easy reach, including Payhembury (approximately 1.5 miles), with its

presented living and dining space has been carefully designed for year-round use, with tiled flooring, a oak frame and low brick walls topped with glass panels acting as windbreaks. To one side, steps lead up to the hot tub area, while to the other is a superb outdoor seating and dining space, complete with a fitted wine cooler, gas BBQ and an open fire set within a brick surround with oak lintel and built-in seating. With outdoor lighting and uninterrupted views across the garden and field beyond to Devon-hedged boundaries and the countryside beyond, it is a particularly special space for entertaining and relaxing.

The property's four-bedroom accommodation is arranged off the main corridor, with one bedroom positioned adjacent to the living space and three further rooms set along a separate corridor. These rooms have been finished with a high level of attention to detail throughout.

The principal bedroom overlooks the rear garden and benefits from an en suite shower room featuring stone effect tiles, a walk-in rainfall shower and cabinet-top. The second bedroom also benefits from an en suite, along with a slatted wood feature wall and a useful storage cupboard. The family bathroom is particularly well finished, with marble effect Tiled flooring and walls, a bath, separate shower and a cabinet-top sink. There are two further bedrooms, along with a downstairs WC.

Outside, the garden is mainly laid to lawn with gravelled paths, creating defined areas while maintaining an open feel. The garden is enclosed and with direct access into the property's adjoining field. This field extends to approximately 2.6 acres, providing a significant additional





well-regarded primary school, community shop and pub; Talaton (around 2.1 miles), offering a popular community shop and pub; and Clyst Hydon (approximately 2.3 miles), known for its community-run pub and outdoor swimming pool. Plymtree (around 2.6 miles) provides further amenities including a shop, school and pub, while Feniton (approximately 3.9 miles) offers both a local school and a railway station with services to Exeter and London Waterloo.

The property lies within the catchment area for the highly regarded, Ofsted Outstanding-rated King's School in Ottery St Mary, with a school bus stop located at the top of the lane serving the hamlet. Ottery St Mary itself is easily reached and offers a good range of facilities, including a Sainsbury's supermarket, independent shops and a variety of everyday

services. The nearby market towns of Honiton (approximately 8 miles) and Cullompton (around 6.2 miles) provide further options, each offering a range of shops, supermarkets, healthcare and additional local amenities.

Despite its rural position, the property is particularly well placed for road connections. The A30, providing access to the A303 for London, can be reached at Honiton, while access at Fairmile (approximately 4.5 miles) offers convenient routes towards Exeter and the M5, as well as the wider West Country. The M5 northbound is accessible at Cullompton (Junction 28), approximately 6.2 miles away.

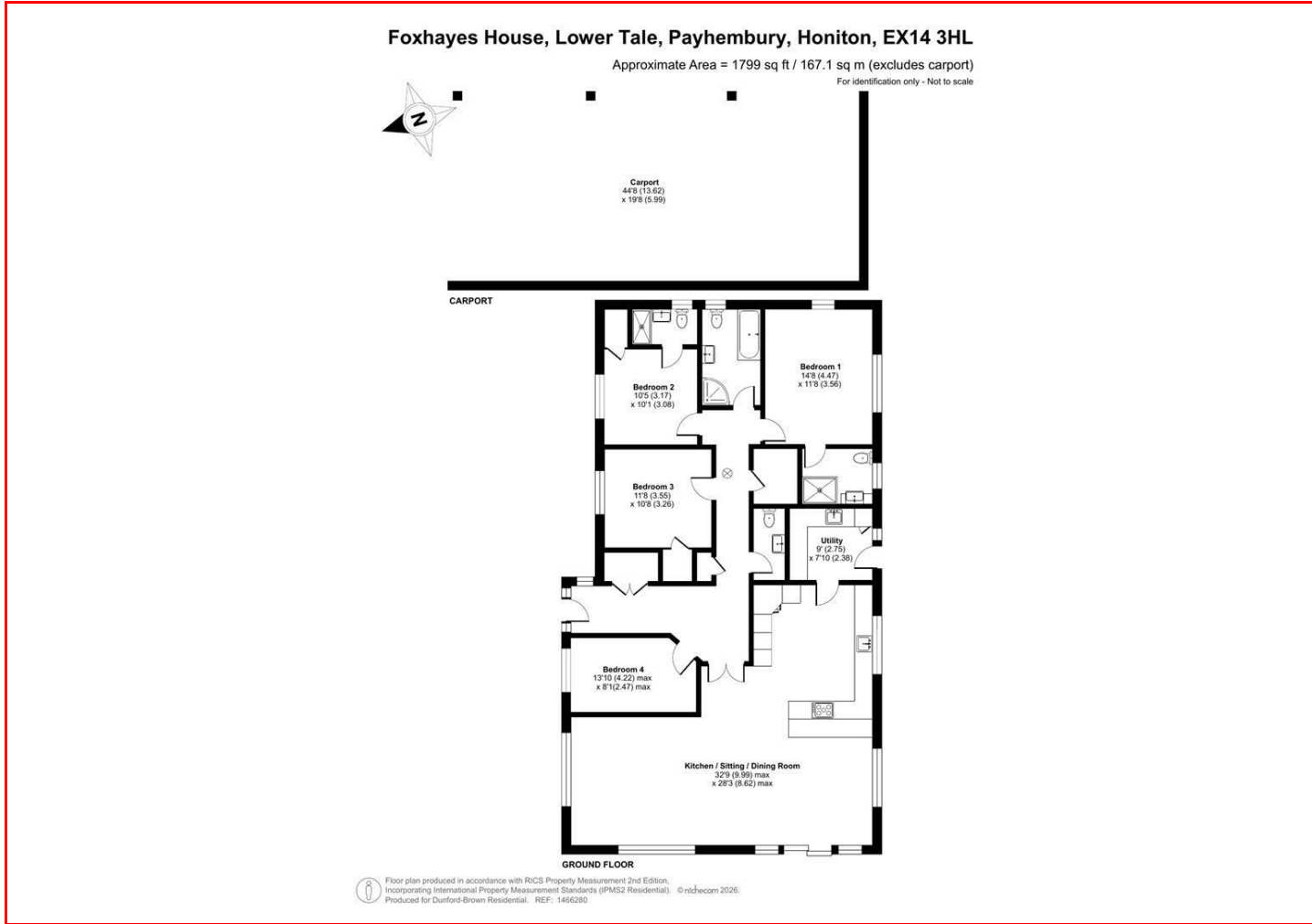
Exeter, approximately 15 miles distant, offers a comprehensive range of retail, dining and cultural amenities, with Exeter Airport around 13 miles away and



Bristol Airport approximately 59 miles distant.

For those drawn to the coast, the South Devon coastline is within easy reach, with Sidmouth (approximately 11.4 miles), Exmouth (15.9 miles), Beer (16.2 miles) and Budleigh Salterton (16.3 miles) all offering a range of beaches and coastal walks.

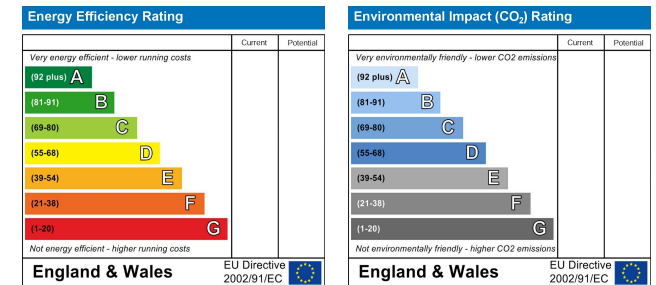
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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