



The Mouse House , Honiton, EX14 3HR

Offers in excess of £450,000





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- Detached Family House
- Principle Bedroom With En Suite
- Living Room
- Kitchen
- Garden with added additional land they purchased
- Four Bedrooms
- Family Bathroom
- Dining Room
- Garage, Driveway
- The Kings School Catchment



This four bedroomed property is perfectly located in the center of picturesque Payhembury. The property offers plenty of inside and outside space and is located in an area with great local amenities. It is within the catchment of the Ofsted-outstanding The King's School and has a primary school, village shop, pub and playground all within easy walking distance. Moreover, it benefits from quick access to the M5 and A303 making it well connected to both the beauty of rural and costal Devon and Exeter and the major routes out of the county. The property would be ideal for those looking for a family home in a sought after rural location.

Walk Through

With a 13th century church just behind you, a playground across the road, and the village pub just around the corner this property is perfectly located in the center of picturesque Payhembury. Stepping off the lane, the front door opens into an entrance hallway that opens to the left into the sitting room, and straight ahead leads to the kitchen. The living room has laminate floors, an open fire and triple windows looking out over the lane. It has plenty of space for a three-seater sofa and armchair around the open fire. A open-plan doorway to the rear of the living room opens directly onto the dining room. The dining room has space for a six-seat dining table and a

dresser, and the newly installed (2021) French doors provide direct access to the garden and allow in plenty of natural light. A door to the right of the dining room leads into the kitchen.

The kitchen also benefits from great natural light with triple windows overlooking the garden. It has a double oven with electric hob, fitted dishwasher, fridge and has space and plumbing for a washing machine beside the sink. There is plenty of storage and work surface space with high and low units. A side door opens from the kitchen to the side of the property. Taking the hall back to the foot of the stairs by the front door passes a downstairs WC to the left. To the right, is an alcove,

which can be used for storage or to house a small office desk as well as an under-stair cupboard providing additional storage.

Upstairs a landing connects four bedrooms and a family bathroom. The master bedroom has an en suite with shower, sink and WC. It has pleasant rural views over the lane to the church and playground. A further bedroom also overlooks the church, whilst the remaining two rooms (one of which has a fitted wardrobe) have views over the garden. The family bathroom has a bath, over-bath shower, WC, sink and a heated towel rail.



connected with the A30(A303) at Honiton only 6 miles away and M5 junction 28 only 8 miles away. Train stations at Feniton (3 miles) and Tiverton Parkway (12.5 miles) provide access to two separate train lines, providing direct connections to Exeter, London, the Midlands and the North of England. Exeter Airport is also within easy reach (12 miles). Nearby towns of Cullompton and Honiton provide supermarkets, coffee shops, restaurants and leisure facilities. For more options and variety, the cathedral city of Exeter is only 16 miles away and the beautiful SW coast is only a 14 mile drive.

Outside the property has a range of different spaces. Heading out the double doors from the dining room leads to a lawned area with pretty borders of mature shrubs and plants. Adjacent to this, a patio area offers a great location for outside entertaining with space for a six-seater outside dining table and a separate seating area. At the end of the lawn a gate leads through a low fence into a levelled area with a greenhouse and vegetable patches. Beyond this is an additional plot of land they purchased just after purchasing this property making quite a substantial garden. Side access from the garden leads to the front of the property where an integrated garage offers parking for one vehicle, with space for an additional vehicle on the drive.

The property is Council tax band E is on mains water, electric and sewerage. It has oil-fired central heating.

Situation

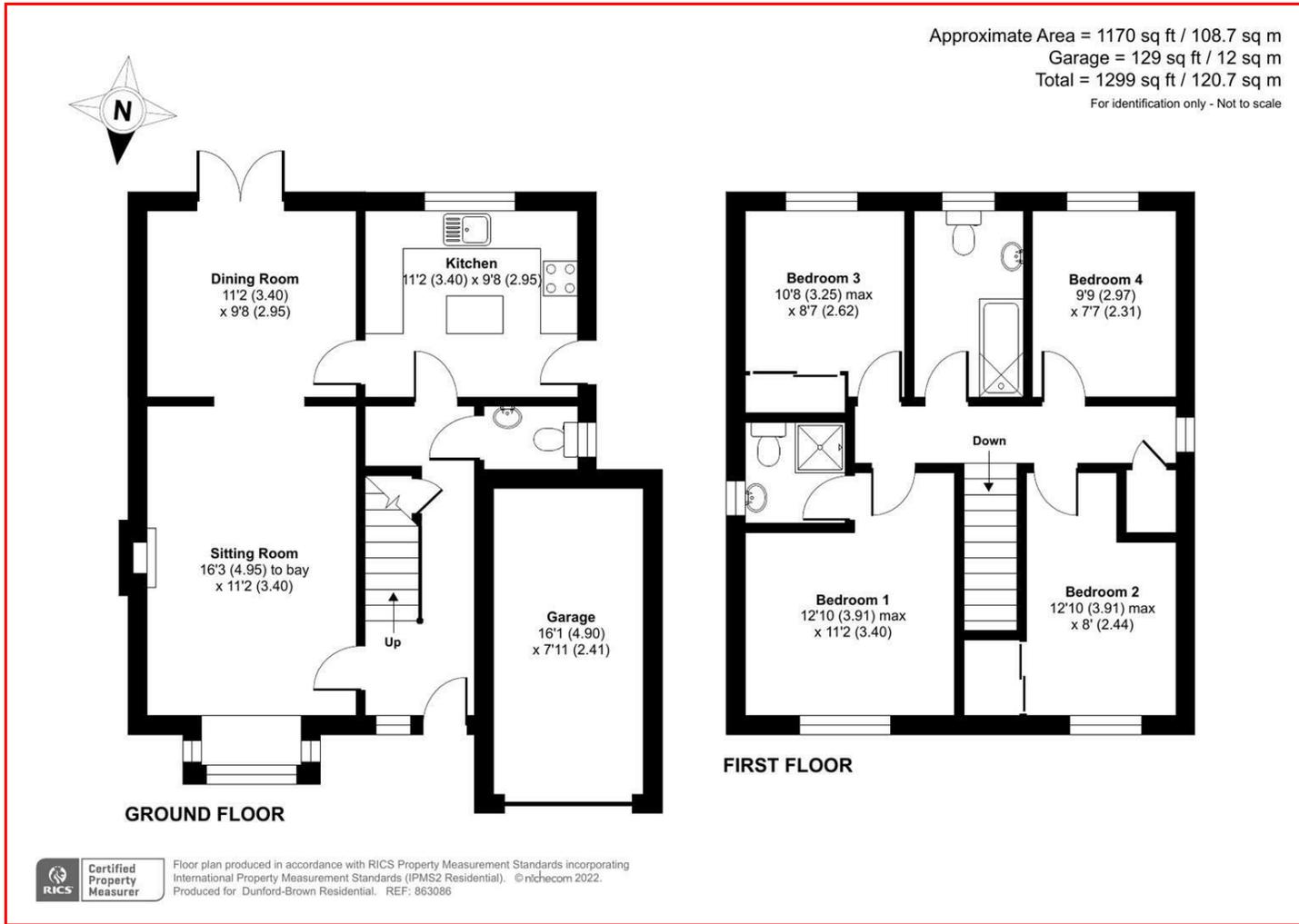
This property is located at the heart of the thriving rural village of Payhembury, opposite the village green, adjacent to the 12th century village church and less than a 150m from the village stores. Payhembury is well served for amenities with its own community-run shop and post office, pub, garage and well-respected school. It is in the outstanding-rated The King's secondary school catchment. As a village it is very much alive with a community that organises many local events (including village cricket!).

Despite its rural location, Payhembury is very well





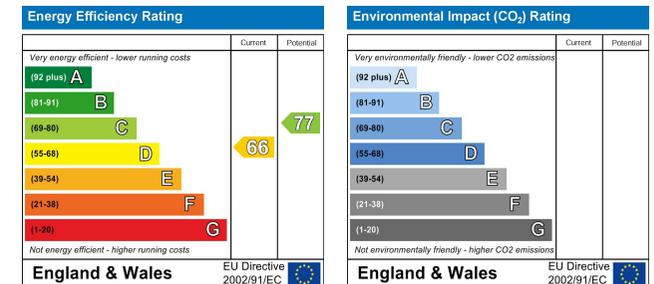
Floor Plans



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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