



4 Church Lane, Honiton, EX14 3HS

Guide price £450,000





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- Fully Renovated Cottage
- Modern Kitchen
- Downstairs W/C
- Stunning Garden With Field Views And A summer House
- Sought After Village Location
- Three Bedrooms
- Open Plan Kitchen Dining Room
- Family Bathroom
- Driveway With An EV Charging Point
- The Ofsted Rated The Kings School Catchment



Tucked away close to the centre of sought-after Payhembury, this fully refurbished three-bedroom home is set down a private road just 100 yards from the striking 12th century village church, approximately 0.1 miles from the community-run shop and 0.2 miles from the well-regarded village school. The property offers well-balanced accommodation including an open-plan kitchen–dining–living space, three bedrooms and a family shower room, along with a good-sized garden backing onto fields and off-street parking. With a strong sense of character throughout, immediate access to village amenities and within the catchment area for the Ofsted Outstanding-rated King’s School in Ottery St Mary, it offers an excellent family home combining rural living with accessibility and connection beyond the village. And, with easy access to the M5 and A30/A303, Exeter, London and the best the Westcountry has to offer is all within easy reach.

Walk Through

Set within the heart of the village, the property sits just a short walk from the green, church, shop and school, giving it a strong sense of connection to village life from the outset. From its tucked-away position along a private road, it feels both central and quietly removed.

Stepping inside, you are immediately struck by the character of the property, with the use of wood and iron, exposed beams and timber lintels combining to create a warm, rustic feel that sits perfectly within its village setting. Ahead, the kitchen–breakfast room is directly in front, forming the centre of the ground floor

and connecting through an archway into the sitting and dining room beyond. The boot room that acts as an entranceway provides a handy place for coats and shoes with a downstairs WC tucked behind a wood door with iron fittings and a hemp rope banister adorns the stairs to the first floor which are located just to the left as you head to the kitchen.

The kitchen itself is tastefully fitted to a good spec, with matching grey high and low units and minerva work surfaces with a grey gloss metro tile splashback. It includes a sink integrated within the worksurface, a Neff induction hob with extractor, dishwasher, and space, plumbing and electrics for a washing machine

and fridge-freezer. An understairs cupboard, finished with wooden and iron detailing, provides additional storage.

A wide, characterful opening framed by timber uprights and a wooden lintel leads from the kitchen into the main sitting and dining room. This is a particularly generous and versatile space, spanning the full width of the property and providing plenty of space for both a four-seat sofa arrangement and a six-seat dining table in different areas. Exposed beams, timber uprights and a log-burning stove set within a feature fireplace create a rustic, cosy feel while windows to the front and double doors to the rear



The property benefits from off-street parking for a couple of cars, with additional parking available on the lane or nearby village square.

The property is on mains, electricity, water and drainage and has a air source heat pump.

There is also an electric car charging point at the front.

Situation

This property is located at the heart of the thriving rural village of Payhembury, within 100m of the village green, 12th century village church and village stores and only 200m from the primary school.

Payhembury is well served by local amenities, including a community-run shop and post office, public house, garage and a well-regarded primary school. The village falls within the catchment area for the Ofsted Outstanding-rated King's School in Ottery St Mary, making it particularly appealing for families. It has an active and welcoming community, with a range of local events and activities, including village cricket and other

provide good natural light and open directly onto the garden. The downstairs is all under floor heating.

Heading upstairs, a central landing connects three bedrooms and the family shower room each with further characterful features such as wooden doors, iron fittings and timber lintels framing all the windows. Two of the bedrooms are doubles, one overlooking the front of the property and the other the rear garden, both benefitting from fitted storage. The third bedroom is a versatile space suitable for use as a study, nursery, playroom or additional bedroom. The shower room is well appointed, with a rainfall shower cubicle with limestone-effect splashback; fitted units surrounding the WC, a cabinet-top wash basin and a heated towel rail.

The loft has a built in ladder and there is plenty of storage.

Outside, a patio sits immediately off the living space, providing a natural extension of the house and plenty of room for outdoor dining or a morning coffee whilst enjoying the sun throughout the day. There is further space suitable for a hot tub. Beyond this, the garden is a good size and opens directly onto a field at the rear, enhancing the sense of space and rural charm. The garden is fenced and arranged into several areas, with a main lawned section bordered by mature shrubs and flowers and mature trees to the rear. A summer house with a porch and a garden shed add further practicality, while a gravelled area provides side access to the property.





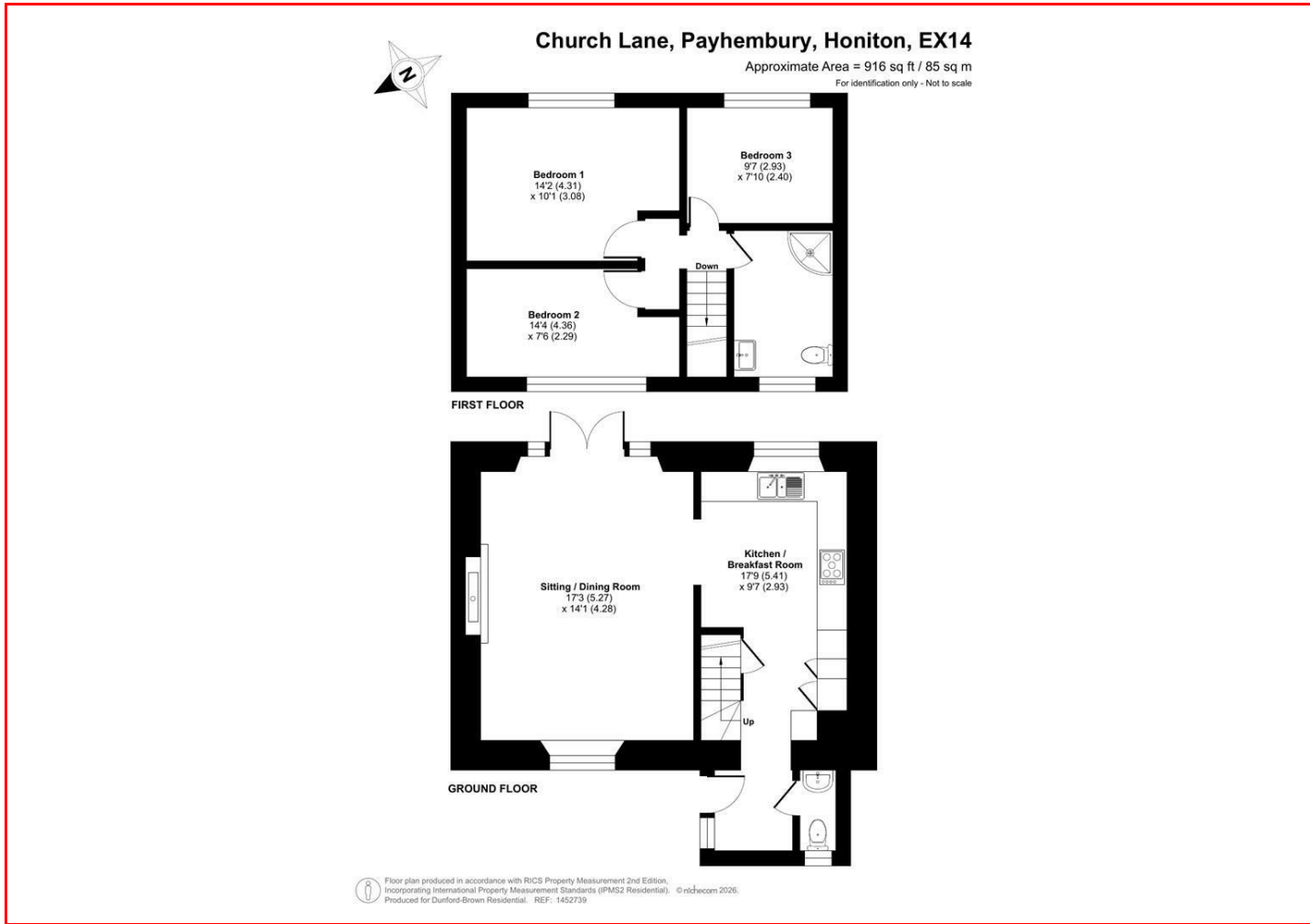
social gatherings.

The surrounding countryside offers a wealth of walking routes directly from the doorstep, adding to the strong sense of rural lifestyle. Despite this, the village is well connected. The A30, providing access to the A303 for London, can be reached at Honiton (approximately 6 miles), while the M5 at Junction 28 lies around 8 miles away.

Rail connections are available from Feniton (approximately 3 miles) and Tiverton Parkway (around 12.5 miles), offering access to Exeter, London and destinations further afield, including the Midlands and the north of England. Exeter Airport is also within easy reach at approximately 12 miles.

The nearby towns of Cullompton and Honiton provide a range of amenities including supermarkets, cafés, restaurants and leisure facilities. For a wider selection of shopping and cultural offerings, the cathedral city of Exeter lies approximately 16 miles away. The South West coastline is also within reach, with beaches approximately 14 miles distant.

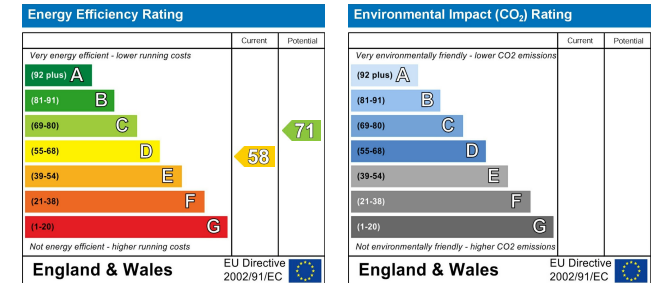
Floor Plans



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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