





PROPERTY DESCRIPTION

A substantial and impressive, seven bedroomed detached country house, in a superb location, with outstanding far reaching Sea, Coastal and Countryside views. Originally constructed in the 1930s, and transformed by the vendors with a later extension in 2005. The landscaped gardens and grounds approach three quarters of an acre, and offer outside entertaining areas, and ample onsite parking, including a car port and a triple garage.

The spacious and versatile accommodation is over 4,200 square feet, and briefly includes, five reception rooms, including a superb kitchen family room, fitted with an AGA, seven bedrooms and four bathrooms. The first floor balcony, also accessed from the master bedroom suite, provides a south facing seating area and takes maximum advantage of the delightful views.

This stunning home, can easily be sub-divided to provide an annexe, or a three bedroom self-contained 'Airbnb', and is conveniently located for the village amenities, including the Post office, butchers, both public houses and minutes away from the celebrated Colyton Grammar School.

The gardens and grounds are a truly special setting for this unique and delightful property.



FEATURES

- 7/8 Bedrooms
- Superbly fitted kitchen/ dining room
- Triple Garage & Ample Parking
- Master En-suite shower room
- Large Utility Room
- Balcony with Superb Views
- Stunning Sea and Countryside Views
- Under floor heating
- Front and rear gardens
- EPC Rating D





ROOM DESCRIPTIONS

The Property:

This superb home, has the usual attributes of double glazed windows and gas fired central heating, and benefits from modern enhancements, such as the electric Velux windows with automatic closing rain sensors.

The home can easily be sub-divided: -

Main Accommodation:

The house comprises; on the ground floor, a large entrance hall, with doors leading to the potential annexe or 'Airbnb', the kitchen/ dining room and the utility room. leading through to the sitting room, dining room, ground floor WC and stairs providing access to the first floor.

The first floor comprises; master bedroom with ensuite and balcony, three further good sized double bedrooms, and two family bathrooms.

Annexe / self-contained 'Airbnb'

From the property entrance hall, a door leads through to a possible annexe, or a three bedroom self-contained 'Airbnb'.

On the ground floor, there is a games room/ sitting room, boot room, which can be converted back into a WC, a gym/ study, which could be transformed into a kitchen. Stairs lead to the first floor, with three double bedrooms and a family bathroom. There is a small flight of stairs leading to a second floor double bedroom or study, with a large storage room.

Outside

The property is approached from Popes Lane, over a long driveway, leading to the carport, triple garage and large turning and parking area.

To the front of the property is a delightful garden, laid to lawn, with a patio seating and entertaining area.

To the rear of the property, is a large laid to lawn area, and a lovely gravelled area, offering a lovely outside seating and dining area.

Council Tax

East Devon District Council; Tax Band G- Payable 2023/24: £3,668.65 per annum.

Colyford

Colyford is a lovely rural village, close to Colyton, and only a short distance from the town of Seaton, which has a beach, many local facilities and shops, and the World Heritage Jurassic Coastline. Locally, there is an excellent shop, Post Office, butcher, church, two pubs, village hall, playground and the well regarded Colyton Grammar School.

Colyford is also in an Area of Outstanding Natural Beauty , has the local Nature Reserve, Seaton Wetlands, on the door step, and has two stops on the Seaton Tramway, which runs between Seaton and Colyton. There is also a traffic free walk/cycle route into Seaton through the Nature Reserve.

Colyford is well located for the nearby Seaside towns of Lyme Regis and Sidmouth, and has good access to the A303, and the M5. Exeter and its attractions are also within easy reach.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. The Agent has not had sight of the title documents and Prospective Purchasers must obtain verification from their Legal Advisor.

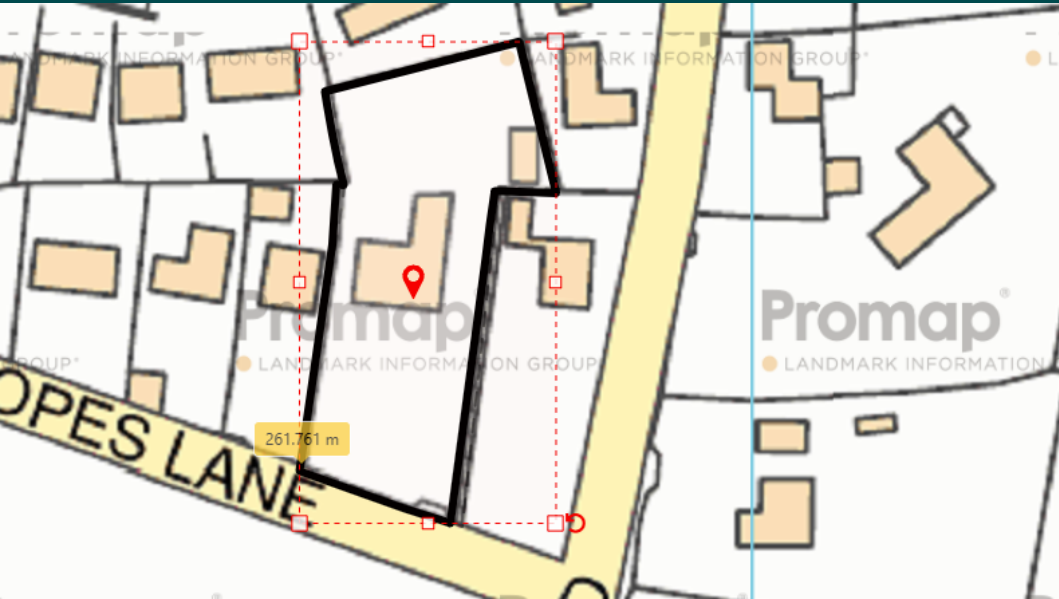
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

Redress Scheme provided by The Property Ombudsman: 08218195
Client Money Protection provided by Propertymark: C0124251



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	