



**John
Wood
& Co**

**Coast &
Country since 1977**

Swan Hill Road, Colyford, Colyton, Devon

£755,000 Freehold



PROPERTY DESCRIPTION

A truly delightful and impressive, Grade II Listed, six bedroomed detached Cottage style family home, with a thatched roof and many fine period characteristics. The spacious and versatile accommodation briefly comprises; on the ground floor, entrance porch, sitting room with a feature Inglenook fireplace, dining room, again with an open fireplace, breakfast room or office, together with a fitted kitchen, with a utility area and a separate larder or pantry to the rear. The ground floor accommodation also benefits from two good sized double bedrooms, both with en-suites.

The first floor accommodation comprises; a further four bedrooms, a family bathroom, a separate shower room, and a separate WC. Outside, to the rear of the property, is a large driveway providing ample onsite parking, a shed, a garage/ workshop, and a beautiful secret style garden which offers an excellent degree of privacy.



FEATURES

- Detached Cottage Style Family Home
- Five / Six Bedrooms
- Grade II Listed
- Central Position in a lovely Village
- Spacious and Versatile Accommodation
- Two En-suites
- Enclosed and Private Rear Garden
- Ample Onsite Parking
- Two Open Fireplaces
- Kitchen with Utility area & Breakfast Room





ROOM DESCRIPTIONS

The Property:

This superb Grade II listed family home, is spacious and versatile, built we believe, in 1535 with period features throughout, including, exposed beams and original casement windows, and has recently had the rear half of the roof re-thatched.

The Ground Floor:

The formal entrance hall provides access to a sitting room with an attractive feature Inglenook fireplace, a dining room with an open fireplace, a fitted kitchen, a breakfast room or office, and utility area, with access to a large larder or boot room.

The kitchen is fitted with a range of oak door and drawer fronts, with a built in dishwasher, oven and an electric hob. There are two excellent sized double bedrooms on the ground floor, both with en-suites, with both providing the potential for self-contained annexes or an 'airbnb' income.

The First Floor:

The accommodation on the first floor, has a further four bedrooms, three good sized doubles and a single or study, an older style bathroom, a separate WC and a separate shower room.

Gardens and Grounds:

The property benefits from ample onsite parking, with an enclosed garden to the rear, with a garage, with an electric door, with light and power, and a storage shed.

This area leads to a lovely enclosed and private 'secret garden' with an area of lawn and patio, edged attractively by mature hedging, and provides a delightful setting for outside entertaining and alfresco dining.

To the front of the property, there is an attractive low stone wall, with steps leading to the front door to the property, and a path to the side, which provides access to the rear of the property and the 'secret garden'.

Grade II Listed

Cottage. C17 or earlier. Rendered stone rubble with thatched half hipped roof.

Two storeys. Four window range. Two, three and four light casements with leaded panes. Central modern plank door with hood. Rendered central chimney stack.

Further information can be found at:

<https://britishlistedbuildings.co.uk/101170383-whiteways-colyton>

Council Tax

East Devon District Council; Tax Band F. - Payable 2023/24: £3,328.11 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 Natural Outstanding 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 any title or lease 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



Ground Floor
Approximate Floor Area
1,224 sq. ft.
(113.7 sq.m.)

First Floor
Approximate Floor Area
980 sq. ft.
(91.0 sq.m.)

Garage
Approximate Floor Area
259 sq.ft.
(24.1 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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