



**Harrison-Lavers  
& Potbury's**

**Stantyway Farmhouse,**  
Fore Street, Otterton EX9 7HB

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GUIDE PRICE £525,000  
FREEHOLD

## A WONDERFUL OPPORTUNITY TO PURCHASE A SPACIOUS AND CHARMING GRADE II LISTED HOUSE, WITH A SELF-CONTAINED ANNEXE, IDEAL FOR FAMILY OR LETTING INCOME

Stantyway Farmhouse is an impressive period property enjoying an idyllic location in the centre of this popular East Devon Village. The well-proportioned accommodation, which boasts a number of period features, including an impressive Inglenook fireplace, period doors and flagstone floors, comprises a hallway with bevelled edge glazed double doors leading to a sitting room with an attractive marble fireplace, a snug/study, a generous dining room with an Inglenook fireplace having two bread ovens, a double aspect kitchen with a utility room and cloakroom/WC off. To the first floor there are four good size bedrooms, one having an en-suite bathroom and another, an en-suite shower room.

In addition to the principle accommodation, there is a self-contained converted barn adjoining the rear of the house that could serve as a granny annexe, or offer an additional income by way of letting. The farmhouse and barn are connected by an attractive courtyard garden, paved and gravelled for ease of maintenance, with the additional benefit of a single garage.

The attractive village of Otterton is a little under three and a half miles from the seafront of Sidmouth and by car, an idyllic drive over Peak Hill in a westerly direction. The village is also within three miles of Budleigh Salterton, and a short drive from the A3052 (Exeter-Lyme Regis road), giving commuter access to Exeter, with its International Airport and mainline railway connection to London. The village itself boasts a popular local

Public House, the Kings Arms Inn, a busy Village Hall, a Primary School and of course, Otterton Mill, which is still milling and baking and a popular tourist attraction.

**DIRECTIONS** From the A3052 (Exeter-Lyme Regis road) at Newton Poppleford, take the B3178, signposted Budleigh Salterton and Exmouth. After around three miles turn left, signposted Otterton and follow the road into the village. After passing Otterton Mill on the right hand side follow Fore Street for approximately a quarter of a mile, whereupon the property will be found on the left hand side.

The accommodation with approximate dimensions comprises:

### STANTYWAY FARMHOUSE

Timber front door to a:

**HALLWAY** Flagstone flooring. Stairs rising to the first floor, with a cupboard under. Radiator. Attractive double doors to all rooms, with bevelled edge glazing.

**SITTING ROOM** 3.9m x 5.1m (12'9 x 16'9) Secondary glazed window to the front, with a southerly aspect. Attractive fireplace with marble surround and mantel. Two radiators.

**SNUG/STUDY** 3.3m x 5.1m (10'9 x 16'9) Secondary glazed window to the front, with a southerly aspect. Radiator.

**DINING ROOM** 3.6m x 5.0m (11'9 x 16'3) Secondary glazed window to the front, with a southerly aspect. An impressive Inglenook fireplace with a log burning stove and two bread ovens. Two radiators. Flagstone flooring. Storage cupboard built into chimney recess. Doorway to the:

**KITCHEN** 3.8m x 2.3m (12'6 x 7'6) A double aspect room with windows to the rear and side. Fitted cream kitchen units with an integrated dishwasher and a 'range style' cooker with three ovens, a plate warmer, four electric hobs and a hot plate. Timber worksurfaces with a Belfast sink. Radiator. Tiled flooring. Door to the:

**INNER HALLWAY** Timber half glazed door to the rear garden. Doors returning to the hallway. Radiator. Tiled flooring. Doorway to a:

**UTILITY ROOM** 2.3m x 2.3m (7'6 x 7'6) Window to the rear. Fitted cream cupboard and drawer units. Timber worksurfaces

with stainless steel sink unit. Space for fridge/freezer. Integrated washing machine. Space for tumble dryer. Tiled flooring. Electric boiler serving the hot water and central heating system. Door to a:

**WC** Overhead light tube. White close coupled WC and hand basin. Radiator. Tiled flooring.

### FIRST FLOOR

**LANDING** Window to the rear, with a pretty view over neighbouring thatched properties to fields beyond. Two radiators. Doors to:

**BEDROOM ONE** 3.4m x 5.1m (11' x 16'9) Secondary glazed window to the front, with a southerly aspect. Radiator. Two steps descending to an:

**EN-SUITE BATHROOM** Obscure glazed window to the side. A white suite comprising a bath with chrome mains shower over and fitted screen, close coupled WC, bidet and wash basin. Airing cupboard. Radiator. Tiled flooring. Exposed timber beams.

**BEDROOM TWO** An L' Shaped room measuring a maximum of 3.3m x 4.0m (10'9 x 13') Secondary glazed window to the front, with a southerly aspect. Airing cupboard. Radiator. Doorway to an:

**EN-SUITE SHOWER ROOM** Window to the rear. A white suite comprising a tiled shower cubicle with multi-function/jet shower, close coupled WC and wash basin. Radiator. Tiled flooring. Half tiled walls.

**BEDROOM THREE** 4.0m x 4.0m (13' x 13') Secondary glazed window to the front, with a southerly aspect. Door to a walk in wardrobe. Radiator.

**BEDROOM FOUR** 2.8m x 4.1m (9'3 x 13'6) Secondary glazed window to the front, with a southerly aspect. Built in double and single wardrobes. Radiator.

**OUTSIDE AND GARDEN** To the front of the property a low brick wall encloses a gravelled frontage, with well-stocked flower beds. A wrought iron gate opens onto a flagstone path leading to the front door. To the rear is a pretty, enclosed paved and gravelled garden, easing maintenance and with twin timber gates allowing for **OFF ROAD PARKING** and access to

the garage. The garden offers an enclosed, secluded area, with lovely views through neighbouring thatched cottages to fields beyond.

**GARAGE** 4.7m (max) x 3.6m (15'6 x 11'9) Timber sliding doors. Further timber doors to the side. Power and light.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band for this property is band F.

**POSSESSION** Vacant possession on completion.

### **STANTYWAY BARN**

Timber front door to an:

**ENTRANCE HALLWAY** Oak effect flooring. Electric night storage heater. Stairs to the first floor. Doors to:

**BEDROOM ONE** 3.2m x 3.5m (10'6 x 11'6) Obscure double glazed window. Double doors to a built in wardrobe. Storage cupboard. Electric night storage heater. Exposed timber beams.

**BEDROOM TWO** 3.2m x 2.3m (10'6 x 7'6) Double glazed window. Door to a storage cupboard. Electric night storage heater. Exposed timber beams.

**SHOWER ROOM** A white suite comprising a tiled shower cubicle with electric shower, close coupled WC and pedestal wash basin. Electric towel heater. Tiled flooring.

### **FIRST FLOOR**

**SITTING/DINING ROOM** 3.2m x 6.6m with recess measuring 1.4m x 2.1m (10'6 x 21'6 with recess measuring 4'6 x 6'9) A double aspect room with double glazed double doors to a Juliette balcony with a pretty view over neighbouring thatched cottages to fields beyond. Obscure double glazed window and Velux window to the front. Vaulted ceiling with painted roof timbers. Electric night storage heater. Doorway to a:

**KITCHEN/BREAKFAST ROOM** 3.2m x 3.3m (10'6 x 10'9) A double aspect room with double glazed windows

to the front and side. Fitted gloss white kitchen units with a stainless steel oven and electric hob. Space and plumbing for a washing machine. Space for an additional appliance. Worksurfaces have tiled splashbacks, with a stainless steel sink unit. Vaulted ceiling, again with painted roof timbers. Electric night storage heater. Oak effect flooring.

**OUTGOINGS** We are advised by East Devon District Council that the council tax band for this property is band A.

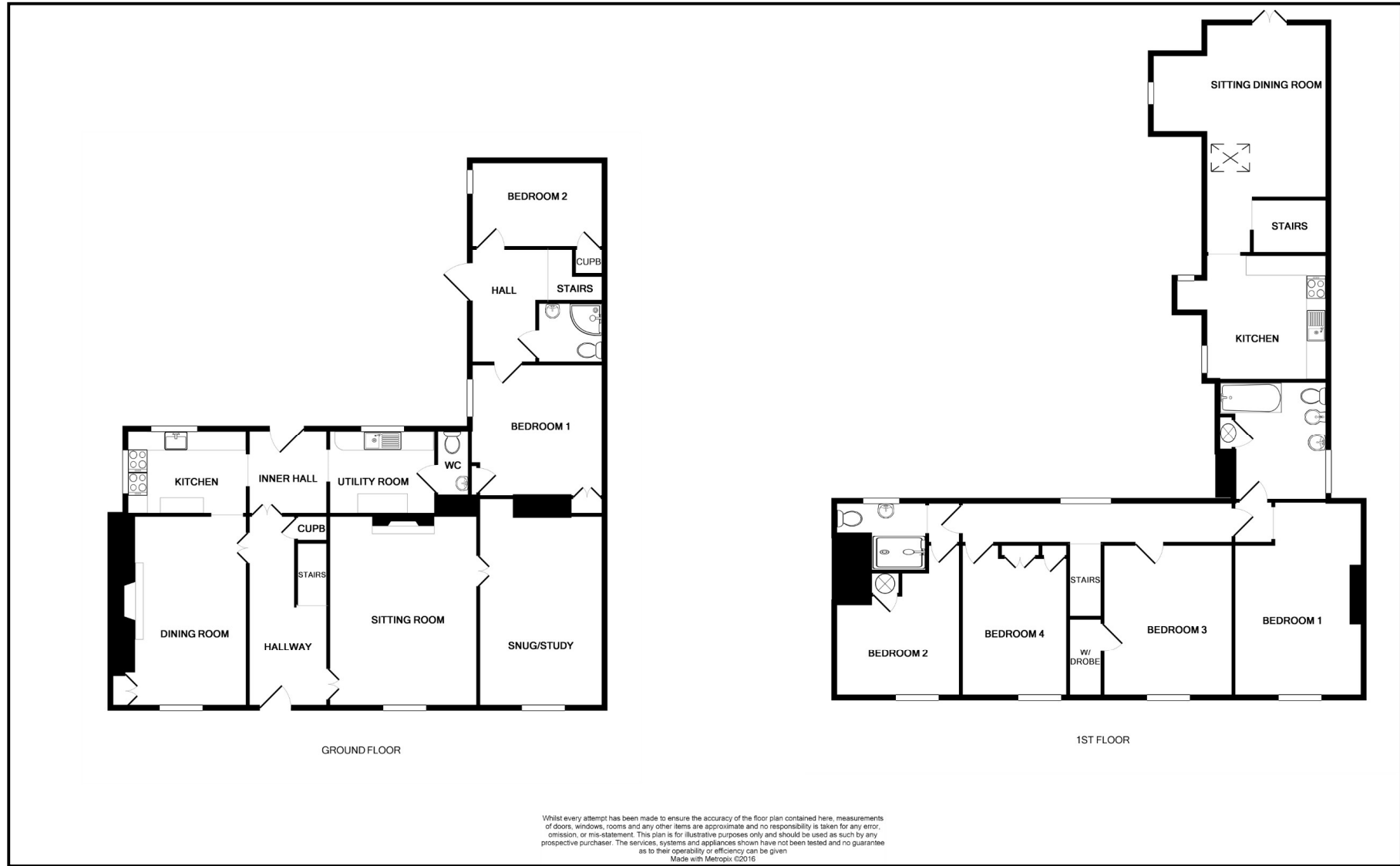
**POSSESSION** Vacant possession on completion.

**REF: DHS01021**

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