WILLLOW LODGE
PAYHEMBURY • DEVON
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Payhembury 1.5 miles • Honiton 7.5 miles • Cullompton 6 miles
Tiverton 17 miles (London Paddington 2 hours) • Exeter 16 miles
(All distances and times approximate)

A recently completed property, built using exacting modern construction techniques, with very low running and maintenance costs, sitting in a glorious location in a very rural part of East Devon.

Accommodation and amenities

Kitchen • Dining Area • Sitting Room • Study • Garden room • Utility Room

Master bedroom with en suite bathroom
3 further bedrooms • Family bathroom

Double carport and workshop with further accommodation above

In all about 0.48 acre

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.
**Situation**

Willow Lodge sits in a very peaceful location just to the west of the popular village of Payhembury in the heart of East Devon. Despite the rural tranquillity of the immediate vicinity, the bustling country towns of Honiton and Cullompton are only 7.5 and 6 miles away respectively and offer all the facilities one would expect in large market towns. The East Devon coastal towns of Exmouth, Sidmouth, Seaton and Lyme Regis are also within easy reach. Exeter is very well known as the major regional centre for the whole of the south west region and has an extensive range of shops, restaurants and theatres.

Devon has an outstanding number of state and private schools within the county and Willow Lodge is ideally placed to access the majority of them. As well as the primary school in Payhembury further primary and secondary schools can be found in Honiton and Cullompton. Nearby are Colyton Grammar School, one of Britain’s best performing selective state schools, Blundells at Tiverton and Wellington School in Wellington. Also accessible are the Sherborne, Exeter and Taunton Schools.

Communications are excellent with both the M5 and A30/A303 providing good access to London, the South West and the national motorway network.

Rail services operate from Honiton direct to London Waterloo in approximately 2 hours 30 minutes. There are also trains to London Paddington from Tiverton with the fastest trains taking approximately 2 hours.

There are a growing number of flights to UK and International destinations from Exeter Airport, including a route direct to London City Airport.

As well as the Jurassic Coast, there are sailing opportunities from the Axe Yacht Club, Seaton and Beer Sailing Clubs. For the golfing enthusiast there are courses at Tiverton, Seaton, Lyme Regis, Honiton, Sidmouth and Woodbury. The South West Coastal path is within a few miles and links in to the excellent walking the wider area has to offer. There is racing at Taunton, Wincanton, Exeter and Newton Abbot and the Exmoor National Park is also within easy reach.
Description of property

Willow Lodge is a very interesting property. Not only does it sit at the head of a private drive with wonderful views both south and east, but the modern methods of construction ensure that it is highly efficient with minimal future running costs.

Using Canadian ICF (Insulated Concrete Form) technology for the walls and SIPS (Structural Insulated Panel System) for the roof, Willow Lodge is a super insulated and airtight building with the result that once air within the fabric is heated to a desired temperature, very little additional energy is required to maintain that temperature (hot or cold) due to the minimal heat loss/gain. The windows and doors are triple glazed and a mechanical ventilation heating system controls the heating requirements.

Downstairs the property focuses on the large open plan kitchen and dining area that flows into the sitting room at the eastern end of the house and the garden room in the south. The utility and plant rooms are on the northern side of the house along with the study, the back door and a downstairs WC. Upstairs the master bedroom has an en suite bathroom and there are 3 other bedrooms with a family bathroom.
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Floor Area
245 sq m / 2637.16 sq ft

Energy Efficiency Rating

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<tr>
<th>Energy Efficiency</th>
<th>Current</th>
<th>Potential</th>
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<td>(A) Very energy efficient</td>
<td>70</td>
<td>81</td>
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Very energy efficient = lower running costs
Not energy efficient = higher running costs
Outside, to the west of the main house, there is a double carport with a workshop at the eastern end. On the first floor of this building is a large room that has planning permission to be further accommodation ancillary to Willow Lodge. The basic plumbing is also in place to create a further bathroom for this area.

The gardens and grounds lie on three sides of Willow Lodge and have the potential to be developed in a variety of different ways. The house sits very well in the surrounding agricultural landscape and as a result, despite the modern technology, the house has a very rural feel.
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## Services
Mains water, mains electricity, private drainage.

## Fixtures and fittings
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Tenure
Freehold

## Local Authority
East Devon, Knowle, Sidmouth EX10 8HL

## Council Tax
TBC

## Post code
EX14 3HQ

## Directions
From Honiton head west on the A30. Leave the A30 at the exit signed to Ottery St Mary, Fairmile, Feniton and Fenny Bridges. Turn left at the T-junction at the foot of the slip road onto the B3177 to Ottery St Mary. After circa 1.5 miles, bear left to Fairmile, Larkbeare and Talaton. In Fairmile turn right to Oyst Hydon, Talaton and Larkbeare. Half a mile after passing Escot House on the right, turn right to Plymtree. Willow Lodge will be found on the right hand side after circa two miles as the road rises up the hill.

## Viewing
Viewing is strictly by prior appointment with the Sole Agents Knight Frank LLP.

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