Homeville
96 Mill Street, Ottery St Mary, EX11 1AF

Honiton 6 miles; Sidmouth(coast) 7 miles; Exeter 13 miles;

- Secluded Level Town Location
- 4-6 Bedrooms over 3 Storeys
- Sitting Room and Dining Hall
- Kitchen and Utility
- En Suite and Family Bathroom
- Adjoining Cottage/2 storey workshop
- Gas Central Heating
- Mature Walled Gardens, Garage and Workshop

Guide price £585,000

SITUATION
The property enjoys a picturesque location within mature walled grounds, set back from and sideways on to the road (Mill Street) offering level access to all the town’s amenities including medical and dental centres, Sainsbury’s supermarket, shops and bus stops. The larger market town of Honiton is c 6 miles distant whilst the coast and the ever popular Regency resort of Sidmouth being just 7 miles to the south. Both Honiton and the nearby village of Feniton (3 miles) support mainline rail stations on the Waterloo Line to London. Exeter’s international airport is similarly convenient being just 8 miles to the West via the A30.

DESCRIPTION
Homeville is a beautifully classic Georgian house of traditional four square design with an adjoining two storey outhouse/cottage and more recent garage/workshop addition. The house exhibits many original architectural features synonymous with its early 19th century origins combined with modern technologies and comforts provide for a most versatile and unique character home.

An arched glazed centrally located entrance door opens into a Dining Hall with secondary glazed wide bow window overlooking the gardens to the front. A stained glass door opens to a side lobby on one side with cloakroom and door to the garage whilst a 6 panel door on the other leads through to the sitting room, similarly balanced with a matching secondary glazed bow window to the front and centred around an Edwardian fireplace with mantelpiece surround. An intricate feature arch detail at the back of the Dining Hall leads through to the rear hall housing a staircase rising to the first floor with fine turned Bannister rail. A glazed door opens to the rear courtyard whilst six
Panel doors on either side give access to the Utility Room and Kitchen. The Kitchen is fitted with a comprehensive range of natural wood cupboard and drawer units incorporating pan drawers and pull out storage with granite worksurfaces, LED illumination, window seat and space for a table. Appliances include a 4 ring ceramic hob, combination double oven, microwave, dishwasher and integrated fridge freezer.

Utility room features original terracotta tiling and in addition to a further range of fitted units houses the airing cupboard, gas fired central heating boiler, power shower pump and access to the cellar. Historically used for coal, the cellar features an original cobbled floor with ground floor ventilation for useful storage.

The beautiful turning staircase is lit by a large arched sash window and rises to a first floor landing with four panel doors to 4 bedrooms and a family bathroom, the latter classically fitted in white with spa shower-bath and twin vanity basins.

The master bedroom features a range of fitted furniture which conceals the entrance to a 'hidden' en suite, fully tiled with vanity basin, w.c and shower/sauna enclosure.

Stairs rise to the second floor where a small landing has doors to a single bedroom with casement window and a large attic bedroom/studio with dormer and casement windows to two elevations.

Plumbing exists from below to provide bathroom facilities in future if required.

OUTSIDE

The principal gardens lie to the front of the house, walled with a gated gravelled driveway providing parking for 3-5 cars, lawns with box hedge lined pathways and screening laurel hedge boundaries.

The garage is of irregular shape allowing for both vehicle storage and workshop facilities.

To the rear of the house is a walled courtyard sheltered by neighbouring tree canopy with herbaceous borders and porch to the rear entrance door. A latch door gives access to the adjoining former cottage/workshop, a two storey building with kitchen area and separate w.c, reception/workshop room and first floor room over.

SERVICES

Mains water, drainage, gas and electric. Gas central heating.

VIEWING

Strictly by appointment with the agents, Stags, Honiton 01404 45885.

DIRECTIONS

From the A30 on the North side of Ottery St Mary there are a number of roads into the town. From the centre of the town proceed in a westerly direction along Mill Street turning left at the T junction with Canaan Way. Despite the left turn the road continues as Mill Street and the property will be found on the right immediately after Mill Stream Close.
These particulars are a guide only and should not be relied upon for any purpose.