



STAGS

2 Barrow Road



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Payhembury, Honiton, EX14 3HX

Feniton 2.7 miles; Honiton 6 miles; Exeter 17 miles;

- 4 Bedrooms, En suite
- Bespoke Oak Kitchen
- Dual aspect Sitting Room
- Oak and Slate flooring
- Family Bathroom
- Double Glazing, LPG CH
- Enclosed garden
- Garage and Parking

Guide price £350,000

SITUATION

The property is situated close to the heart of the beautiful and thriving village of Payhembury just a stone's throw from its wealth of community facilities.

This active and well sited village has a public house, historic parish Church of St Mary, well renowned primary school and community shop. The larger village of Feniton c2.7 Miles distant offers the convenience of a mainline rail station on the Exeter - London Waterloo line. The surrounding area is quiet and unspoilt, with gentle hills and valleys creating a pleasant rural idyll.

Honiton lies to the South East, offering a wide selection of shops and facilities with Cullompton to the North providing convenient access to the M5 (Junction 28). The Cathedral City of Exeter is to the West with a comprehensive array of retail and leisure facilities as well as good transport links including main line rail service to London Paddington, an International Airport and wide spread bus routes.

DESCRIPTION

Built in 2007 to an individual high quality specification, the property offers comfort and versatility over three floors of character accommodation in a convenient and sought after central village location. A natural timber entrance canopy frames a solid wood entrance door into the Hall. Floored in natural oak which extends through the majority of the ground floor, the hall



An individual detached character home of quality and charm with enclosed gardens and garage in the heart of the village.





houses a turning staircase rising to the first floor and panelled doors to a built in cloaks cupboard, airing and understairs storage cupboards as well as the Cloakroom, Sitting Room and Kitchen. The Sitting Room spans across the rear of the house enjoying a bright dual aspect with french doors into the gardens and a feature beamed fireplace with canopied wood burning stove. The Kitchen/Dining Room is floored in natural slate with bespoke solid oak units and natural solid wood surfaces incorporating a wide ceramic sink and integrated fridge, freezer and slimline dishwasher units, There is ample space for a six seater dining table with glazed doors to the Sitting Room and a panelled door to the Utility Room, fitted in matching oak units with space for laundry appliances and stable door into the rear gardens . The first floor landing features a galleried staircase continuing to the second floor allowing bountiful natural light with panelled doors to a double bedrooms at the front and rear of the house, each with built in double and single wardrobes and the master incorporating a fully tiled en suite shower room. There is also a family Bathroom beautifully fitted with separate bath and shower. The second floor landing part galleries the staircase and first floor below with character sloping ceiling which extend into a third double bedroom and fourth bedroom/study. Both feature gable end casement windows, the larger with velux roof windows and built in wardrobe.

OUTSIDE

The property is set back from the village road by a timber framed entrance canopy, paved threshold and low stone walling. A driveway serving the property and one other runs around the side of the house and garden leading to a single garage (one of a pair) with up and over door, power and light and parking in front. The rear gardens are fully enclosed by timber fencing with maturing trees providing privacy and an attractive backdrop to the pretty landscaped gardens which comprise paved terrace, lawns, water feature and pergola with contrasting shingled borders.

SERVICES

Mains water, electricity and drainage. LPG central heating.

VIEWING

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

DIRECTIONS

From the A30, follow the signs to Feniton. Staying on the road, passing through Feniton over the railway crossing. Continue for about 1.5 miles into Payhembury, passing the village green and shop on the right and the property will be found a short distance past the primary school on the right hand side.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Desired	Current	Desired
A	A	74	76
B	B	74	76
C	C	74	76
D	D	74	76
E	E	74	76
F	F	74	76
G	G	74	76

