

Apple Orchard

Apple Orchard Hillhead

, Colyton, EX24 6NJ

Honiton 10 miles Seaton 3.5 miles

Apple Orchard is an immaculately presented split level property, with generous landscaped gardens, countryside views, parking and garage.

- Freehold property
- Three bedrooms
- Views
- Conservatory
- Council Tax band E
- Generous garden
- Balcony
- Driveway parking
- Ensuite

Guide Price £500,000

SITUATION

Colyton has a rich historical heritage with many interesting buildings dating back as early as the 14th century and which offers a surprising range of day to day amenities which includes shops, primary school, the renowned Colyton Grammar School, terminus for the Colyton/Seaton tramway, Post Office, health centre, pubs, restaurants and beautiful parish church of St Andrews.

The coast at Lyme Regis, with its famous Cobb and bay with other resorts at Seaton, Beer and Branscombe, are all within a short distance. There is a main line station on the London Waterloo line at Honiton and Axminster. Colyton lies in the heart of the East Devon Area of Outstanding Natural Beauty.







DESCRIPTION

Apple orchard is an immaculately presented three bedroom property situated in the popular location of Colyton. The property light and spacious throughout, with the living area on first floor and the bedrooms on the ground floor to make the most of the light and views.

There are three double bedrooms, the main bedroom benefiting from a well presented ensuite, and built in wardrobes. There is a downstairs conservatory which is used as a further sitting room and overlooks the garden, as well as two further bedrooms, the family bathroom and a useful utility room/boot room.

On the first floor is a spacious living room with two sets of patio doors leading to the balcony, with views across countryside. There is a well presented modern fitted kitchen with Belfast sink, space for range cooker and wooden work tops, as well as space for a dining table.

OUTSIDE

The property is approached via Hillhead, over a shared tarmac entrance drive with parking and access to the single detached garage with a personal door.
At the side of the garage are large double gates leading to the rear of the property. The rear garden is laid to lawn, surrounded by mature hedging, with a variety of established shrubs and borders, two apple trees and a small pond. There are three large raised vegetable beds set in gravel. From the house is a balcony overlooking the garden and views beyond.

SERVICES

All mains services connected.

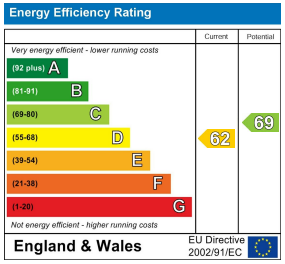






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Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

Approximate Area = 1519 sq ft / 141.1 sq m
Garage = 156 sq ft / 14.5 sq m
Total = 1675 sq ft / 155.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1053363