



Dunkeswell Abbey, Honiton, Devon, EX14

Guide Price: £600,000

Freehold

Dunkeswell Abbey, Honiton, Devon, EX14

This captivating stone-built home, nestled beneath a charming, thatched roof, exudes historic character in a tranquil and idyllic rural cul-de-sac setting. Inside, the first-floor hosts three double bedrooms, arranged around a central staircase and landing with generous built-in cupboard storage. Each bedroom showcases distinctive features such as latch doors, exposed roof timbers, sloping eaves, and double-glazed casement windows. On the ground floor, a recently updated shower room, accessed from a central inner hall, boasts a spacious shower cubicle, vanity unit with an inset sink, W/C, heated towel rack, and tiled flooring.

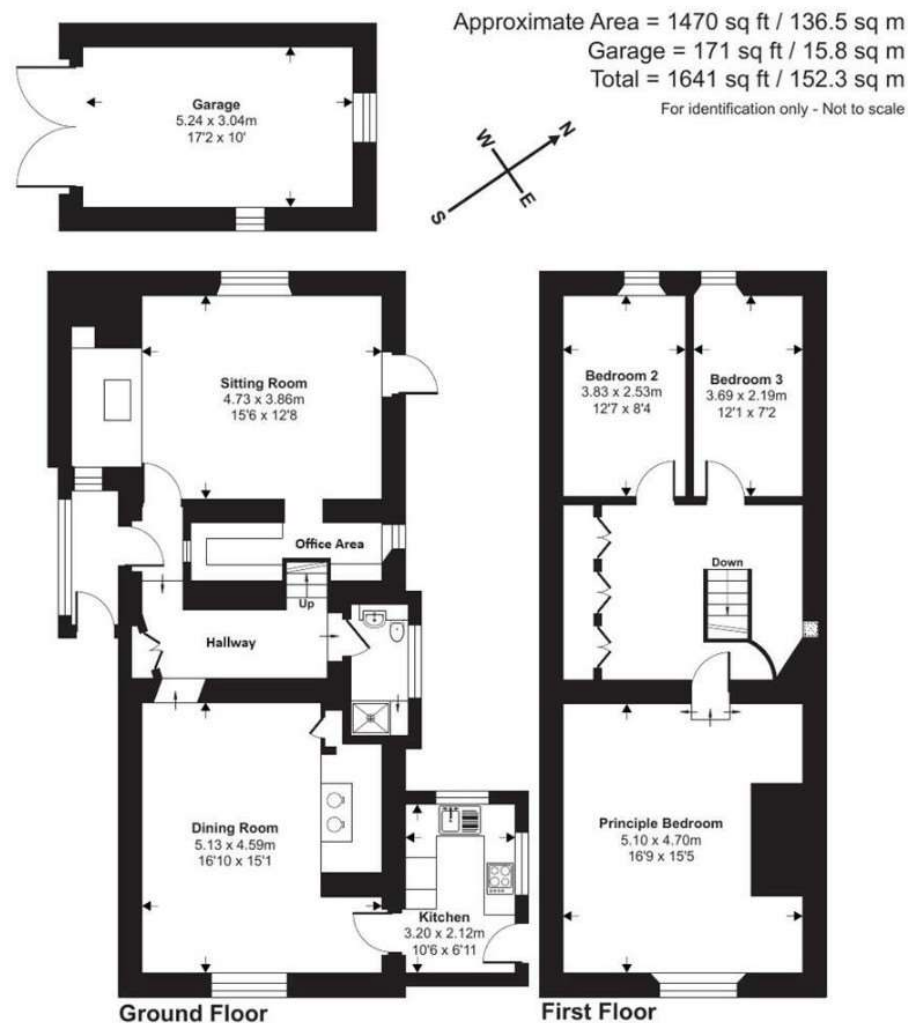
The home's layout seamlessly blends character and functionality. The sitting room radiates charm, featuring a stopped and chamfered beamed ceiling, an inglenook fireplace with a wood-burning stove, and an exposed brick and timber wall, partially opening into a study. The dining room continues this theme, with a quarry-tiled floor and another impressive inglenook fireplace, housing an oil-fired AGA flanked by tiled surfaces and an original bread oven. Beyond lies a modern kitchen equipped with wall and base units, a one-and-a-half bowl sink, built-in microwave and dishwasher, space for a washing machine, an integrated oven, induction hob, tiled flooring, and a stable door leading to the garden. Heating is provided by a recently installed LPG-fired Vaillant combi boiler, supplemented by the AGA and wood-burning stove.

One of the property's significant pluses is its location within the Uffculme School catchment area, with a convenient school bus stop within walking distance. In addition to the detached stone-built garage with a thatched roof, the property also includes a large wooden shed, ideal for storing garden tools. The garden is further enhanced by outside lighting, making it both practical and picturesque.

Although planning permission has lapsed, there was previous approval to enhance the home with a green oak and glass kitchen and garden room addition, as well as a two-bay oak-framed garage. Plans can be reviewed on the East Devon District Council Planning Portal under reference 16/0688/LBC. The current configuration offers a delightful blend of comfort and historic charm.

Surrounding the home, the level grounds are steeped in history, bordered by the remnants of a 13th-century Cistercian Abbey. The north walls of the ruined gatehouse form part of the garden's boundary, creating a picturesque and leafy sanctuary. The grounds feature well-maintained lawns, box hedgerows, and mature trees, offering an enchanting backdrop. A gravel driveway, accessed via double timber gates, provides ample parking and adds to the charm and convenience of this unique property.

EPC: EXEMPT - GRADE II LISTED.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Stags. REF: 1159735



