



QUINCES

Payhembury, Near Honiton, Devon



A STYLISH AND SPACIOUS CONVERSION OF A TRADITIONAL BARN WITHIN A QUIET, RURAL, EAST DEVON HAMLET

Summary of accommodation

Ground Floor: Reception hall | Sitting room | Dining room | Kitchen/breakfast room | Utility room | Bedroom | Bathroom | Office/further bedroom

First Floor: Galleried landing/study area | Principal bedroom/shower room suite | Guest bedroom/dressing room/shower room suite
Two further bedrooms and bathroom

Outside: Parking | Gardens

Distances: Honiton 8 miles, Cullompton 6.5 miles, Exeter 15 miles, Sidmouth 15 miles, M5 (Junction 28) 6.5 miles
(All distances are approximate)



SITUATION

Quinces is situated within the tiny, rural, hamlet of Higher Tale, about 2 miles to the west of the popular village of Payhembury, amidst the heart of the unspoiled, rolling farmland of East Devon, under the western slopes of the Blackdown Hills National Landscape Area.

The village has a shop, primary school, pub and village hall and an active community around its village green and church. About 2.5 miles away is the village of Plymtree, also with a primary school, pub and shop and, about 4 miles away, is the picturesque thatched village of Broadhembury with The Drewe Arms pub.

The town of Honiton provides an extensive range of local amenities, including supermarkets, independent shops, cafes, restaurants, leisure centre, hospital, secondary school and golf course. Cullompton also has a full range of local facilities.

Within easy reach, to the south, is the spectacular East Devon coast, known as the 'Jurassic Coast', with beaches and cliffs and well known seaside towns such as Lyme Regis, Sidmouth and Budleigh Salterton and pretty coastal villages such as Beer and Branscombe, and some stunning coastal walking.

There is an excellent selection of secondary schooling in the area including Colyton Grammar School, King's School at Ottery St Mary and Uffculme School and private schools with Blundell's at Tiverton and a selection in both Exeter and Taunton.

The university and cathedral city of Exeter is within easy reach, with a comprehensive range of shopping, cultural, leisure and sporting facilities and an airport. Beside Junction 27 of the M5 motorway is Tiverton Parkway Station providing mainline connections to London (Paddington) and there is a station in Honiton, or nearer to hand at Feniton about 3 miles away, with mainline connections to Exeter and London (Waterloo). There is quick access onto the M5 at Cullompton (Junction 28).





THE PROPERTY

Quinces is situated off a quiet country lane in the tiny rural hamlet of Higher Tale, about 2 miles west of Payhembury, and is a stylish and high quality conversion of a large, believed to be 18th century, linhay barn.

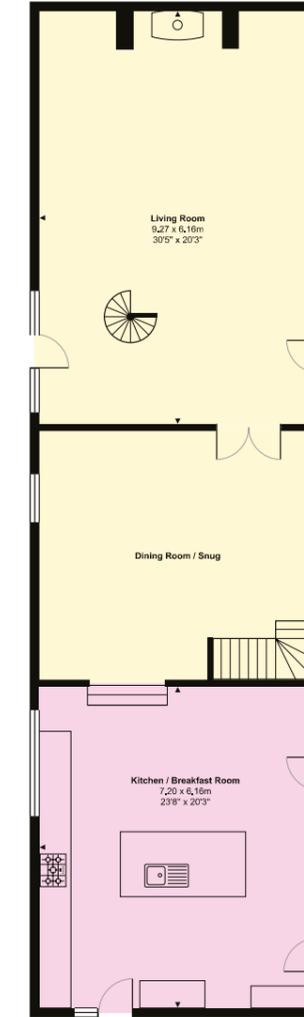
The house provides around 4,000 square feet of beautifully presented family accommodation of considerable character and charm. There is a high standard of finish including such features as oak floors and doors and full height rooms with exposed roof timbers.

The principal living areas comprise the spectacular 30 foot, partly full height, sitting room overlooked by the galleried landing and with full height glazed panel and door to terrace and garden and brick fireplace with woodburner. The fully fitted kitchen has a gorgeous island and breakfast area and large doors out to the garden. From the sitting room there is a spiral staircase which rises to the galleried landing and takes you to the four double bedrooms, two of which have en suites.





First Floor



Ground Floor



Annexe

Approximate Gross Internal Area
384.0 sq m / 4133 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

From the road the driveway leads into a wide, shared, courtyard area with plenty of parking space. There is an enclosed lawned garden area to the front and side of the house. To the rear the L shape of the house encompasses a further enclosed, level, sheltered garden with level lawn, terrace area with fitted bench seats and doors from the sitting room and kitchen/breakfast room to paved terrace areas beside the house, providing delightful outside sitting and dining areas.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired heating.

Local Authority: East Devon District Council: 01404 515616

EPC: C

Council Tax: Band G

Directions: EX14 3HJ



I would be delighted
to tell you more.

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