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The Wagon House

Rawridge - Honiton - Devon











THE WAGON HOUSE

Rawridge - Honiton - Devon - EX14 9QP

Honiton 3.7 miles; Taunton 15.4 miles; Exeter 20 miles; Sidmouth 13.0 miles



A delightful residential/equestrian holding comprising of a recently extended detached 3 bed barn conversion together with equestrian facilities to include stables, outdoor arena and adjoining pasture. In all about 4.36 acres.

Freehold Guide Price £775,000

2 | 3 | 1 | 205.1sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 111 High Street, Honiton, EX14 1LS

Tel: 01404 46222 Email: residential.honiton@gth.net

INTRODUCTION

The current vendor has made some significant improvements to this wonderful home whilst in situ. These include a large rear extension, full re-decoration, a new boiler, removal of a secondary staircase enabling enlargement of bedroom 2, increasing the door height to bedroom 2, pipework installed ready for two en-suites, new fencing around the whole plot, new land drainage system, new drainage from the yard, a new culvert, a new driveway to the rear access ideal for heavier vehicles such as horse boxes.



DESCRIPTION

The Wagon House is an exceptional residential and equestrian property, centred around a charming detached three-bedroom stone barn conversion, enjoying a delightful yet highly accessible setting in the heart of East Devon.

Forming part of an exclusive development of just five properties at Hayne Farm, the property offers beautifully presented accommodation alongside excellent equestrian facilities, all conveniently arranged around the dwelling.

The highly desirable combination of a character home, level grazing land, stables and a riding arena is sure to appeal to equestrian enthusiasts, smallholders and those seeking a rural lifestyle without compromising on accessibility.

Extending to approximately **4.36 acres** when offered as a whole, The Wagon House presents a rare opportunity to acquire a well-balanced residential and equestrian holding in a sought-after East Devon location.

For room dimensions, please refer to the attached floor plan.





OUTSIDE

The property is approached via a generous driveway and enjoys attractive gardens extending to the south and west of the dwelling. Predominantly laid to level lawn and interspersed with established shrub and flower borders, the gardens provide a delightful setting in which to relax and enjoy the surrounding countryside. A raised decked seating area offers an ideal vantage point for outdoor dining and entertaining, whilst making the most of the property's pleasant outlook.

To the front of the house, extensive parking and turning space is available, leading in turn to an impressive L-shaped range of timber outbuildings and equestrian facilities. These comprise four well-proportioned loose boxes, including a dedicated foaling box, together with a secure lockable tack room, garage and workshop. Arranged around a substantial concrete yard, the buildings provide excellent functionality for **the** equestrian enthusiast whilst offering versatility for a range of additional uses.

Situated immediately to the west of the dwelling and adjoining the stable yard, the land can be accessed directly from the principal driveway or alternatively via a right of way.

The equestrian facilities are complemented by a well-maintained riding arena, extending to approximately 44m x 28m and benefiting from a quality sand, fibre and rubber surface. Enclosed by post-and-rail fencing, the arena provides an excellent all-weather space for schooling and exercising horses throughout the year.

Beyond the arena lie the property's pasture paddocks, which are predominantly level, highly usable and laid to traditional permanent pasture. Bounded by mature hedgerows that provide both shelter and privacy, the land has been thoughtfully divided into a number of manageable enclosures, allowing for flexible grazing arrangements and ease of livestock management. Together, the land, stabling and arena combine to create an outstanding smallholding or equestrian property, ideally suited to those seeking a well-equipped rural home with extensive facilities and beautifully presented grounds.

SERVICES & OUTGOINGS

We understand that mains electric, water and private drainage fitted in 2016 also oil fired central heating are connected to the property.

Council Tax: East Devon District Council Band F.

SITUATION

The property occupies an accessible rural position approximately 1 mile to the south of the Hamlet of Rawridge. The larger village of Upottery lies approximately 2 miles to the north and affords a thriving local community to include a Public House, Village Hall, Church and Primary School. Honiton provides a good range of everyday shopping, banking, recreational and educational services, including primary and secondary schooling and is situated approximately 3.5 miles to the south west. The larger centres of Exeter and Taunton afford an extensive range of commercial, educational and recreational facilities befitting those of important regional and administrative centres, together with a wide range of primary, secondary and further education facilities. Whilst occupying a rural situation, the property enjoys easy access to the surrounding districts and further afield with the A30 being readily available. Access to the M5 motorway is available at Exeter (J29) and Cullompton (J28) together with rail links to London from Honiton.

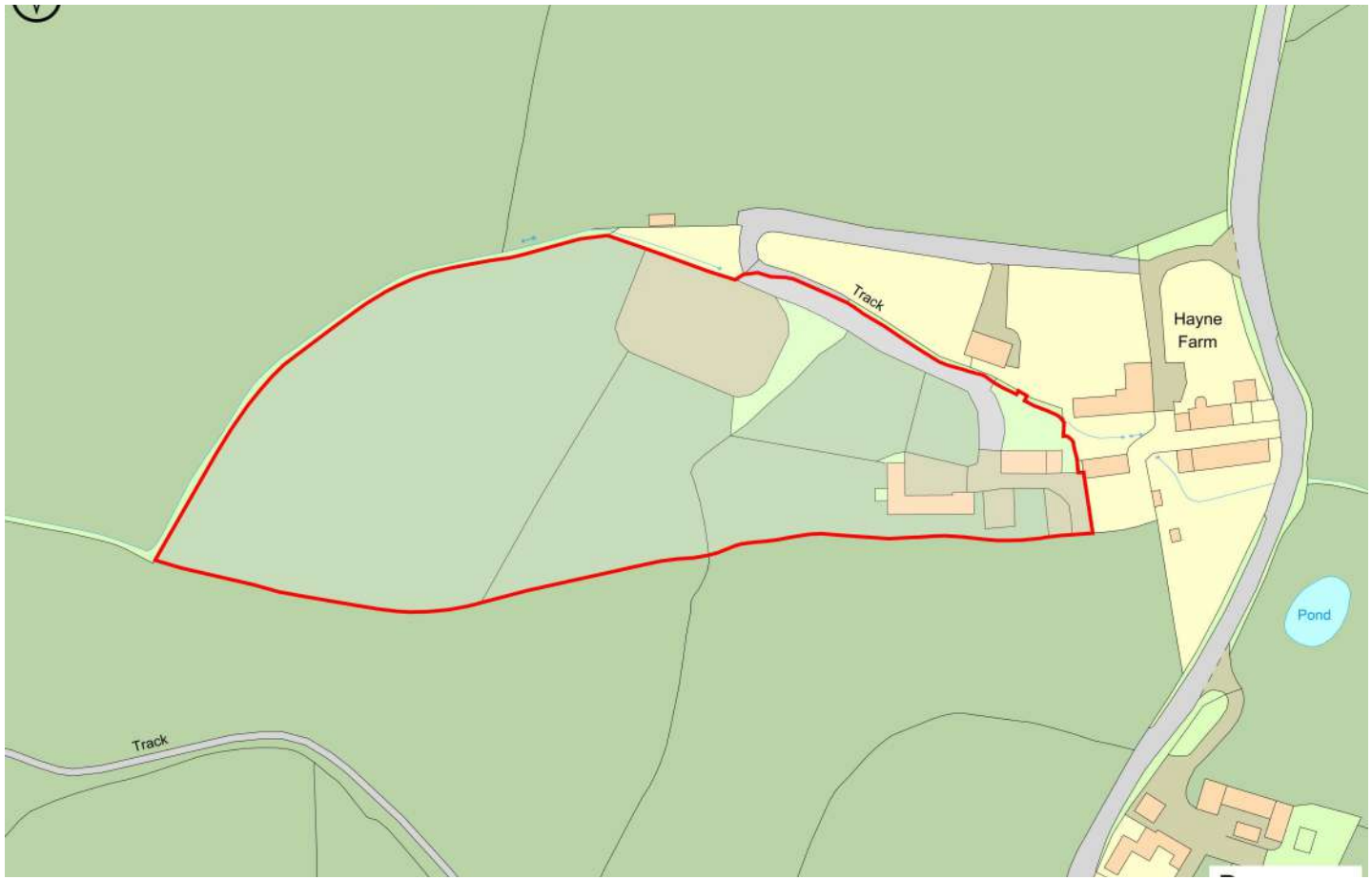
DIRECTIONS

What3words:///pollution.northward.perky

ADDITIONAL INFORMATION

Broadband: Basic8 Mbps Ultrafast1000 Mbps
Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from flooding .



















The Wagon House, Rawridge, Honiton, EX14 9QP

Approximate Area = 2208 sq ft / 205.1sq m
Outbuilding = 1377 sq ft / 128 sq m
Total = 3585 sq ft / 333.1 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 Greenslade Taylor Hunt. REF: 1004217

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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