



The Old Rectory

Clyst Honiton, Exeter, Devon, EX5 2LZ


mckinleywhite
independent estate agents

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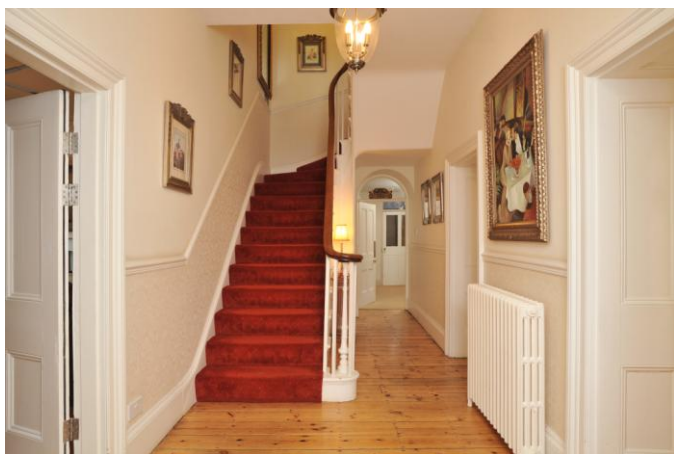
Clyst Honiton, Exeter, Devon, EX5 2LZ

Guide £750,000

A most impressive Victorian former rectory at the edge of the Cathedral City of Exeter offered in exceptional condition throughout. The property is appropriate as a substantial family home and also in an excellent location to explore home and income opportunities or possibly a more commercial use.

DESCRIPTION

The Old Rectory is an impressive and substantial property, dating from the Victorian era, which lies in a convenient village location at the edge of Exeter. The property is offered in an impressive condition with gracious, well presented and comfortable accommodation including seven first floor bedrooms (five en suite).



The house sits in large grounds with mature well tended gardens and ample private parking. There is also a former coach house alongside, currently used for garaging and storage, but with planning consent to convert to holiday letting units. We feel that this represents a rare opportunity and a personal inspection is strongly recommended.

SITUATION

The position is convenient for the Cathedral City of Exeter (5 miles) and all it has to offer. Access to the A30 and M5 is nearby and the proximity of the Exeter International Airport and new Science Park adds greatly to the commercial possibilities.

ACCOMMODATION

Brief details of the available accommodation (with approximate measurements) are as follows: -

Glazed Entrance Loggia

Shelters a wide entrance door with double glazed leaded panels opening to the....

Reception Hall

Victorian style tiled entrance and stripped and varnished wood floor. Window. Radiator. Dado rail. Under stairs cupboard. Stairs to first floor.

Drawing Room 19'8" x 18'1" (6m x 5.51m)

A dual aspect room with two sets of windows with shutters. Two radiators. Gas fired log burner style stove to feature fireplace. Stripped and varnished wood floor. Coving to ceiling.

Sitting Room 20'4" (6.2m) x 15'5" (4.7m)

Full height bay window with shutters. Open fire to feature fireplace. Stripped and varnished wood floor. Two radiators.

Dining Room 15'5" (4.7m) x 13'5" (4.1m)

Exposed beam. Window seat to window with shutters. Glazed double French doors to....

Conservatory 21'9" (6.63m) x 15'1" (4.6m) max

Double French doors to garden.

Inner Hall 12'6" x 9'10" (3.8m x 3m)

Store cupboard. Door to...

Cloakroom

White suite comprising WC and wash hand basin in vanity unit. Radiator. Wall light points. Window.



Study 15'5" (4.7m) x 10'2" (3.1m) plus recess

Radiator. Double glazed window. Down lighters.

Kitchen/Breakfast Room (L-Shaped)

29'6" (9m) x 19'8" (6m) max

Inset one and a half bowl sink unit and a double bowl inset stainless steel sink unit. Drawer and cupboard units. Wall mounted cupboards. Worktop surfaces. Matching breakfast bar. Four oven gas fired Aga set in a substantial stone Inglenook fireplace. Four ring gas hob. Tiled floor. Two sets of windows with shutters. Table space and sitting area. uPVC double glazed window with matching door to garden. Down lighters.



Utility 17'1" x 7'3" (5.2m x 2.2m)

Inset one and a half bowl sink unit with single drainer. Drawer and cupboard units. Worktop surfaces. Space and plumbing for washing machine. Freezer space. Down lighters. Glazed door to outside.

Boot Room 9'10" x 8'2" (3m x 2.5m)

Gas boiler providing all domestic hot water.

Rear Hallway

Radiator. Victorian style tiled floor. Freezer space. Rear stairs to....

First Floor Landing

Window. Doors to....

Bedroom 1 17'1" x 14'1" (5.2m x 4.3m)

A double aspect room with two sets of windows. Fitted wardrobes. Three wall light points. Radiator.

En Suite Bathroom

White suite comprising panelled bath, twin wash hand basins in vanity unit and WC. Heated chrome towel rail. Tiled floor. Tiled surrounds. Fitted mirror. Electric shaver point. Down lighters.

Bedroom 2 17'9" (5.4m) x 15'9" (4.8m)

Full height bay window. Radiator. Two display niches with cupboards below. Exposed beams. Three wall light points. Feature fireplace.

En Suite Shower Room

White suite comprising tiled shower cubicle, wash hand basin and WC. Fully tiled walls. Electric shaver point. Window seat to uPVC double glazed window. Tiled floor. Down lighters. Heated chrome towel rail.



Bedroom 3 15'9" (4.8m) x 14'1" (4.3m) max

Exposed beams. Radiator. uPVC double glazed window. Feature fireplace.



En Suite Shower Room

White suite comprising double shower, wash hand basin and WC. Tiled surround. Heated chrome towel rail. Tiled floor. Down lighters. Electric shaver point.

Bedroom 4 12'2" x 10'6" (3.7m x 3.2m)

uPVC double glazed window. Radiator.

En Suite Shower Room White suite comprising shower cubicle, wash hand basin and WC. Electric shaver point. Heated chrome towel rail. Fully tiled walls. Down lighters.

Bedroom 5 12'6" x 10'2" (3.8m x 3.1m)

Radiator. Exposed beam. Window.

Rear Hallway

To rear stairs. Two windows. Down lighters. Airing cupboard.

Bedroom 6 12'2" (3.7m) x 10'2" (3.1m)
Fitted wardrobes. Radiator. Window. Down lighters.

Family Bathroom

White suite comprising roll top cast iron bath, WC, bidet, wash hand basin and shower cubicle. Tiled surrounds and tiled floor. Down lighters. Radiator / chrome heated towel rail.

Bedroom 7 17'5" (5.3m) x 12'6" (3.8m)
Fitted wardrobes. Two windows. Two radiators. Four wall light points.

En Suite Shower Room

White suite comprising shower cubicle, WC and wash hand basin in fitted unit. Tiled surrounds and tiled floor. Heated chrome towel rail. Window. Radiator.



Externally

The Old Rectory sits in a fine plot and enjoys mature gardens with shaped lawns, well stocked flower and shrub borders. A gravelled sweeping driveway leads to substantial parking and turning

area. There is a southerly facing walled garden with sitting areas, well stocked flower and shrub borders and an ornamental pond. The buildings include a **potting shed 15'5" x 8'10" (4.7m x 2.7m)** with electric light and power and there is an additional gravelled parking area in front of the **open fronted garage 16'5" x 9'2" (5m x 2.8m)** also with light and power.

The **coach house 45'11" x 15'1" (14m x 4.6m)** has double vehicle entrance doors and two personnel doors. Light and power. Permission was granted by East Devon District Council on 28/02/12 under reference (12/0040/FUL) for the conversion and extension of the coach house to provide 5 holiday accommodation units and 3 additional parking spaces, ancillary to the use of property as a bed & breakfast.

Viewing

Strictly by prior appointment with the sole agents: -

McKinley White
26 Fore Street
Silverton
Exeter
EX5 4HP

(01392) 860 783
enquiries@mckinleywhite.com

Directions

From the M5 at Exeter, take the A30 heading east towards Honiton, exiting after a short distance, signed to Exeter Airport and Clyst Honiton. At the top of the slip road take the first exit signed to Clyst Honiton. Proceed along this road for a short distance and the entrance to the property will be found on the right hand side.

Services

We understand that all mains services are available to the property.



Tenure

The property is offered freehold with vacant possession on completion.

Local Authority

East Devon District Council
Council Offices
Knowle
Sidmouth
EX10 8HL

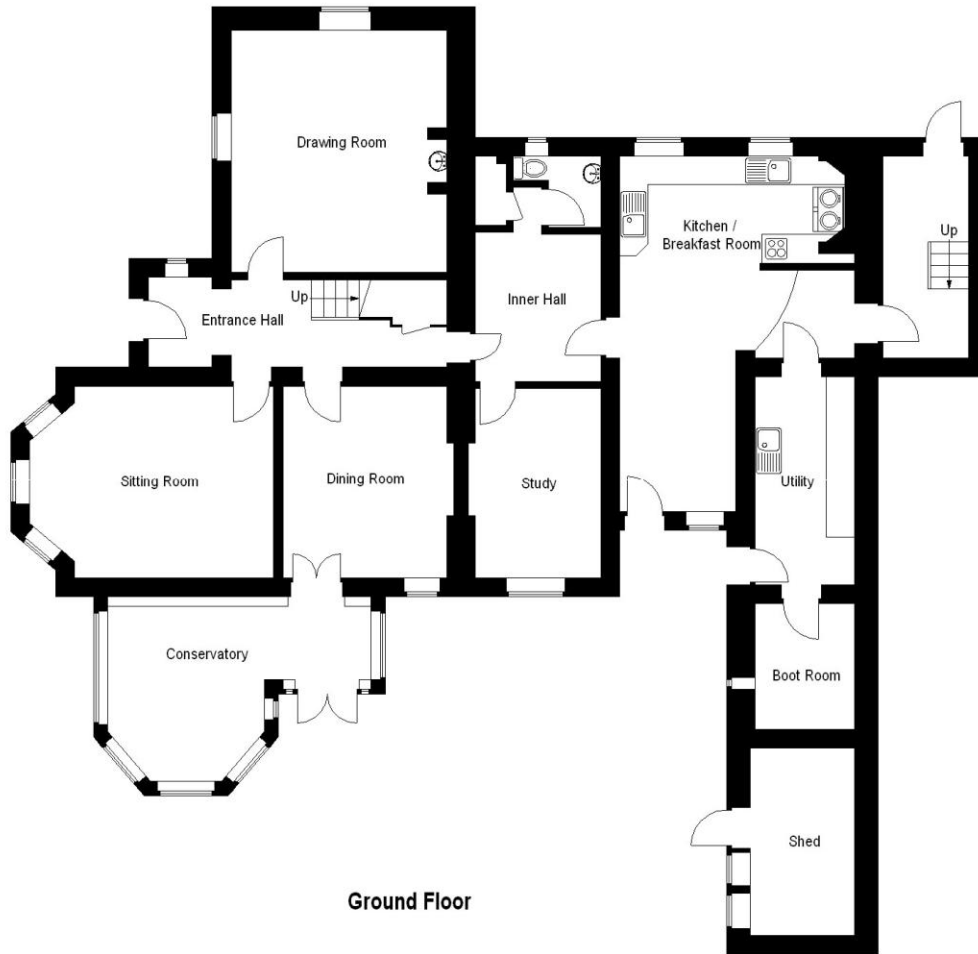
Council Tax

Band G.

Property Reference

1115/rb.

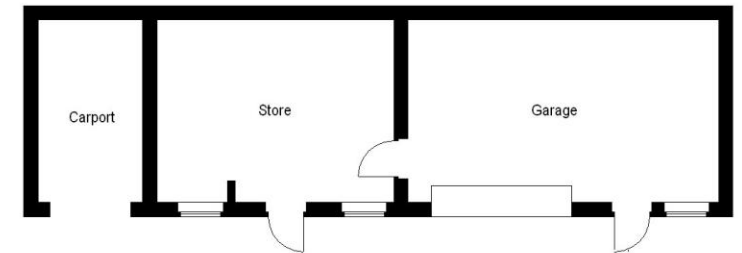
Approximate Gross Internal Area = 529.3 sq m / 5697 sq ft
(Including Detached Garage & Store, Excluding Carport)



Ground Floor



First Floor



Garage

