



**STAGS**

Netherton Lodge

# Netherton Lodge

Farway, Honiton, EX24 6EF

Honiton 4 miles; Sidmouth 7 miles; Exeter 21 miles;

- Detached Country House
- 5 Bedrooms, 3 Bathrooms
- Potential 1 Bed Annexe
- 3 Reception Rooms
- Conservatory
- Kitchen/Breakfast Room
- Pillared Gateway
- 2 acres with stable block

**Offers in excess of £800,000**

## SITUATION

Netherton Lodge enjoys a simply idyllic yet remarkably convenient setting within the historic and enchanting Farway valley. Surrounded by gently undulating countryside synonymous with rural East Devon, this is a rare opportunity to acquire a unique country residence in one of East Devon's most prized and sought after locations. The village community is spread along the valley, the Norman Church of St Michael providing a beautiful focal point. The nearby historic market town of Honiton is just 3 miles distant with a wide range of shops and facilities, a main line rail service direct to London Waterloo and good road links to Exeter in the West, Dorchester to the East, the stunning Jurassic Coast to the South and London via the A303 to the North East. The regency resort of Sidmouth is 7 miles to the South with an out of town Waitrose whilst the Cathedral City of Exeter is 21 miles distant with access to the M5 motorway via junction 29 and the International airport just 16 miles.

## DESCRIPTION

As its name suggests, Netherton Lodge is the former lodge and gatehouse to the impressive Netherton Hall, a Jacobethan mansion conceived by the Prideaux family, the last generation of which rebuilt the house and lodge in the mid part of the 19th Century. Now separate to the main house and a substantial private dwelling in its own right, Netherton Lodge



An extended Victorian former lodge house with gated drive and stream in c 2 acres of parkland gardens.





retains the original grand entrance drive with grade II listed pillars and two span ballustraded river bridge within its idyllic parkland gardens and grounds. Extending to 2 acres, there is the potential to divide off an area of paddock serviced by a detached timber stable block, Having been significantly enlarged by a sympathetic later extension, the accommodation spans three floors with a 'wing' to one side providing self contained annexe/holiday letting potential.

The principal living space is traditionally arranged with Sitting and Dining Rooms to either side of the central entrance lobby, both sporting leading bay windows with the former housing a minster stone fireplace. The Kitchen lies to the rear with granite worksurfaces, Aga and quarry tiled floor which continues into a PVCu double glazed Conservatory enjoying panoramic views across the gardens. A utility and cloakroom provides a link into the 'annexe wing' which comprises of a third reception room and guest bedroom suite. With separate external access, this area could be completely independent of the main body of the house.

A staircase from the entrance lobby rises to the first floor where there are three double bedrooms served by a family bathroom with a further staircase to a second floor double bedroom incorporating dressing area and en suite bathroom.

### OUTSIDE

The property is approached via the wrought iron gated grade II listed pillared entrance onto a wide gravelled forecourt. The Beerstone blockwork is echoed by the ornate 2 span bridge which elegantly crosses the River Coly, its gently cascading watercourse dividing the grounds along its axis.

### VIEWING

Strictly by appointment with the agents Stags, Honiton 01404 45885.

### SERVICES

Mains water and electricity. Private drainage. Oil fired central heating.

### DIRECTIONS

From Honiton's High Street, continue up New Street and past the rail station. At the mini roundabout at the top of the hill, turn left and then immediately right signposted to Farway. Climb the hill and at the top turn right at the Golf Course signed to Farway and Seaton. Continue along this road for approximately 1.5 miles before turning left signed to Farway. Follow this road down past the primary school following the signs for Farway until you reach the gates to Netherton Lodge as pictured.





These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Energy Efficiency Rating: Current 67, Potential 67  
 Environmental Impact (CO<sub>2</sub>) Rating: Current 55, Potential 55

