



Whispering Pine







Whispering Pine Seaton Road

Colyford, Colyton, Devon, EX24 6QP

What3Words: ///etchings.contact.flock

High quality contemporary home in an elevated position with panoramic views looking down the Axe Valley across Seaton Wetlands and to the sea.

- Elevated Position
- Open-Plan Living
- Generous Gardens
- Double Garage
- Freehold
- Estuary & Sea Views
- Four Double Bedrooms
- Ample Parking
- Workshop & Outbuilding
- Council Tax Band E

Guide Price £1,375,000

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SITUATION

Whispering Pine occupies an elevated position enjoying far-reaching views across the Axe valley estuary, Axmouth and the sea. Set just to the south of the sought-after village of Colyford, the property enjoys a peaceful setting whilst remaining conveniently close to a range of local amenities including two public houses, a village shop and post office, butcher, church and village hall.

The nearby town of Seaton provides a wider selection of shops, supermarkets and everyday facilities, together with access to the renowned Jurassic Coast. The area is also well served by schooling, including the highly regarded Colyton Grammar School.

DESCRIPTION

This exceptional contemporary home, thoughtfully designed and finished by the current owners to create stylish, versatile accommodation. A striking combination of aluminum frame triple glazed windows, stone, render, timber framing and timber cladding sits beneath a slate and metal roof, blending traditional character with modern design.

ACCOMMODATION

The accommodation has been thoughtfully designed to take full advantage of the outstanding views, with the principal living space on the first floor and the majority of the bedrooms below, naturally shaded by the impressive balcony above.

A generous entrance hall with its polished concrete floor provides access to three substantial ground-floor bedrooms, each opening onto the south-west-facing garden, two via bi-fold doors. These rooms are served by a family bathroom and separate shower room. A bright garden room overlooks the grounds and offers flexible space as a sitting room, studio or home office. A utility room with useful storage and internal access to the garage.

Stairs rise to the first floor, where an impressive open-plan kitchen, dining and sitting room forms the heart of the home. The contemporary kitchen is fitted with a range of base and wall units, a central island, integrated sink, double ovens, hob, fridge and freezer, together with a separate pantry. The sitting area enjoys far-reaching countryside views through three sets of bi-fold doors opening onto the balcony, where stunning 180-degree views and an abundance of natural light create a wonderful entertaining space. A contemporary inset electric fireplace provides an attractive focal point.

The principal bedroom is also situated on this floor and benefits from an en-suite shower room, extensive built-in storage and access to both a private balcony and the main balcony. A separate snug provides a versatile reception room, occasional bedroom or home office. A cloakroom and WC complete the first-floor accommodation.





OUTSIDE

A gated gravel driveway provides ample parking for several vehicles and leads to a substantial double garage. Adjoining the garage is a useful boot room with storage, providing access into the main house.

The gardens enjoy a delightful backdrop, adjoining open farmland to the rear. A generous patio seating area is positioned at the far end of the garden to make the most of the evening sun, whilst pathways extend around the property to a further private south-facing garden with additional patio seating. This enclosed space can also be accessed directly from bedroom two.

In addition, the property benefits from a workshop and a further outbuilding, offering excellent versatility for storage, hobbies or workshop.

SERVICES

Energy-efficient features include photovoltaic solar panels, an air source heat pump and a mechanical ventilation system. PV panels that are connected to a solar diverter to redirect any surplus solar power to the hot water system

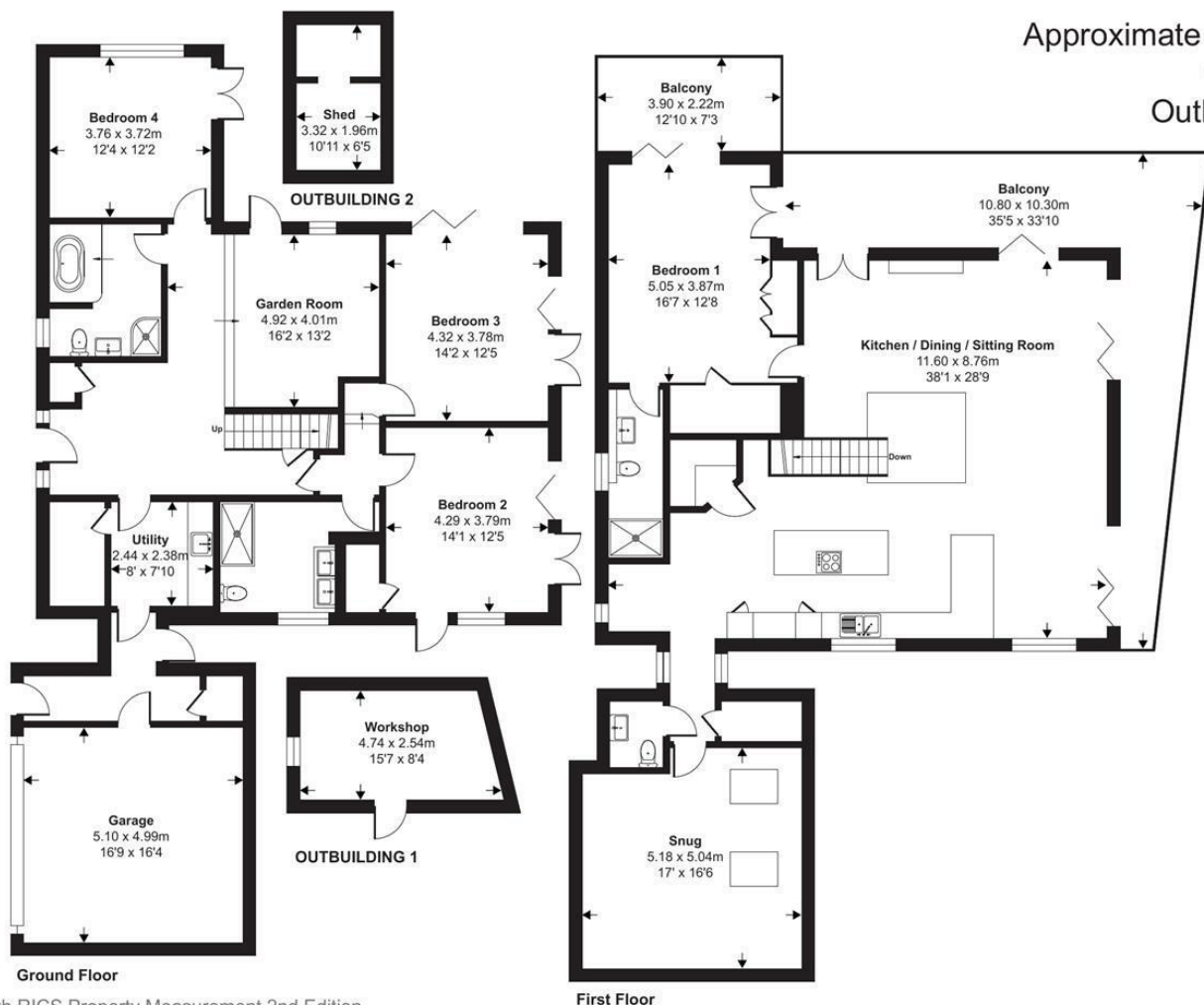
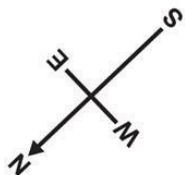
Mains water and electric. Private drainage system (Sewerage treatment plant).

Standard broadband available. Good outdoor mobile signal with all major networks (Ofcom, 2026).

WARRANTY

The house has the remainder of a Build-Zone new build warranty until 2032





Approximate Area = 2855 sq ft / 265.2 sq m
Garage = 274 sq ft / 25.4 sq m
Outbuilding = 192 sq ft / 17.8 sq m
Total = 3321 sq ft / 308.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1493673



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



