

STAGS

# 1 Colliton Cross

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Broadhembury, Honiton, Devon, EX14 3LQ

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An attractive and substantially extended five-bedroom semi-rural home offering spacious and versatile living accommodation, a substantial double garage and a separate paddock/orchard.

- Five bedrooms
- Substantially extended
- Modern Shaker-style kitchen
- Large double garage
- Freehold
- Two ensuite bedrooms
- Spacious open-plan living
- Cosy wood-burning stove
- Paddock/orchard
- Council Tax Band E

## Guide Price £575,000

SITUATION

A well-proportioned five bedroom semi detached property located near the sought-after village of Broadhembury, offering a primary school, pub, church, and village hall. Honiton is around 4 miles away and provides a wide range of day-to-day amenities, supermarkets, and a mainline railway station with services to London Waterloo. The A30 is easily reached, giving good access to Exeter, the M5, and the wider road network. The surrounding area falls within the Blackdown Hills Area of Outstanding Natural Beauty, offering excellent walking and outdoor opportunities.

DESCRIPTION

Originally built in 1927 for local police officers, the property has been significantly improved and extended to create a generous family home. The impressive open-plan kitchen, dining and family room forms the heart of the house, with a Shaker-style kitchen, oak worktops, underfloor heating and folding doors opening onto the rear terrace. A sitting area with wood-burning stove provides a cosy retreat, whilst a separate snug offers flexibility as a home office, playroom or additional reception room. A downstairs cloakroom completes the ground floor.

The first floor offers five bedrooms, providing light and spacious accommodation throughout. The principal bedroom and bedroom two both enjoy the convenience of modern en suite shower rooms, whilst bedrooms three and four benefit from fitted wardrobes. The remaining bedrooms are served by a well-appointed family bathroom.

OUTSIDE

The property is approached through electrically operated timber gates onto a brick-paved driveway, providing ample parking and access to the substantial double garage. The garage is insulated, centrally heated and fitted with a sink, offering excellent workshop facilities or potential for alternative uses, subject to the necessary consents. A hydraulic car lift is currently installed. There is additional covered storage next to the garage and a further large storage shed. The gardens are designed for easy maintenance, with a lawned front garden and a secluded paved terrace to the rear, ideal for outdoor dining and entertaining.

A short distance along the lane is a separate paddock/orchard extending to approximately 0.2 acres, laid to grass with a variety of fruit trees. This delightful additional space is ideal for recreation, camping or creating a wildflower meadow.

SERVICES

Air source heat pump with underfloor heating to the kitchen and heating to the double garage. Mains water and electricity. Shared septic tank on neighbouring land (not tested). Solar panels.

Superfast broadband available. Good mobile coverage outside with EE, Three, O2 and Vodafone (Ofcom, 2026).













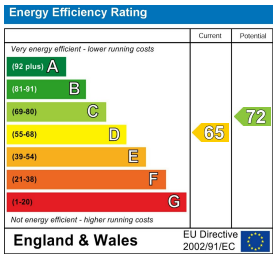






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