



**STAGS**

Manleys

# Manleys

Broadhembury, Honiton, EX14 3NG

Honiton 5 miles; M5 Jct 28 7 miles; Exeter 20 miles;

- 4 Bedrooms, Master En Suite
- Living and Dining Rooms
- Kitchen/Breakfast Room
- Oil Fired Central Heating
- Arts and Crafts architectural detail
- Lawned sheltered gardens
- Garage/Workshop
- Desired Village Location

**Guide price £575,000**

## SITUATION

The property is situated close to the heart of the picturesque and sought after conservation village of Broadhembury with its many thatched cottages collected around the ancient Drewe Arms Public House and fine Parish Church. This active rural community also supports a Post Office/ General Stores and Primary School and is located within the Blackdown Hills, a designated area of outstanding natural beauty. The market town of Honiton lies a convenient 5 miles to the South East with its road links to the A30 and a mainline rail station with service to Exeter and London. 7 miles to the West is the town of Cullompton and junction 28 of the M5 motorway.

## DESCRIPTION

Manley's is a charming and characterful detached village home, standing behind tall electrically operated timber gates within fully enclosed mature tree lined gardens. Believed to be of post war construction, the property exhibits many features synonymous with an earlier era, adorned with elegant architectural details more associated with the arts and crafts and art nouveau movements. The result is a very well proportioned family home that combines traditional character with modern comforts and 'liveability'. In recent years the property has undergone a comprehensive programme of refurbishment incorporating a decorative scheme in keeping and sympathetic to its period heritage. Major components of the property have been renewed/replaced including new double



A comfortably elegant and statuesque village home recently refurbished and within c 0.29 acres of enclosed private gardens.





glazed windows, oil fired central heating re-using original column radiators where possible and the installation of a Morso wood burning stove in the Kitchen.

A solid wood ledge and braced entrance door beneath a front entrance canopy opens to the hall, floored in terracotta tile with a diamond pattern detail and housing the panelled staircase to the first floor. Doors open on either side to the Kitchen and Dining Room with a door at the far end into the Cloakroom.

The Dining Room is beautifully floored in polished parquet with an arched brick fireplace and leads on to the Living Room, a bright dual aspect room with Minster stone open fireplace, both rooms featuring an original Spode shelf at picture rail height.

The Kitchen lies at the East end of the house fitted in natural wood units and work surfaces with belfast sink atop a quarry tiled floor. A bright first floor landing with extensive built in wardrobes gives access to four bedrooms, all of double size, the master incorporating an en suite Bathroom with period style mixer shower over a roll top bath. Three of the bedrooms have fireplaces with the fourth currently utilised as a Study. The family Bathroom houses both a bath and separate shower cubicle being part of a period inspired white suite.

### OUTSIDE

Manley's is fully enclosed by mature hedgerow and timber fencing providing a high degree of seclusion and privacy to its 0.3 acre plot. An electrically operated gate opens onto a gravelled driveway which passes in front of the house and around to the side leading to the garage/workshop. Running along the rear of the house with separate pedestrian gated access from the road is a gravelled passage with covered area and oil storage tank. The principle gardens lie to the front being laid to lawn and sheltered by mature trees with sleeper retained vegetable beds and smaller and larger timber built chicken runs.

### SERVICES

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

### VIEWING

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

### DIRECTIONS

From the market town of Honiton proceed in a north westerly direction out of the town along the A373 towards Cullompton. Continue for approximately 5 miles passing through the village of Awliscombe and turn right signposted Broadhembury 1 mile opposite a turning on the left signed to Payhembury, Plymtree and Feniton. Follow this road for 1 mile and Manleys will be found on the left hand side behind tall wooden gates just before the village centre.





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: 45 (Current), 61 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: 38 (Current), 50 (Potential)

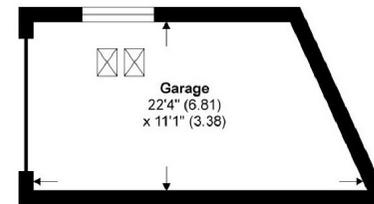
**For Identification Purposes Only, Not To Scale.**

**TOTAL GROSS INTERNAL FLOOR AREA 1945 SQ FT 180.6 SQ METRES (EXCLUDES EXTERNAL PASSAGE)**  
**MAIN HOUSE INTERNAL FLOOR AREA 1725 SQ FT 160.2 SQ METRES**  
**GARAGE INTERNAL FLOOR AREA 220 SQ FT 20.4 SQ METRES**



GROUND FLOOR

FIRST FLOOR



Garage  
22'4" (6.81)  
x 11'1" (3.38)

