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10 Walshams



A30 3miles;  
Honiton 7 miles;  
Chard 7 miles;  
Exeter 25 miles;

A well proportioned and significantly extended home with annexe potential adjoining open countryside.

- Up to 6 Bedrooms
- Bathroom and 2 Shower Rooms
- Annexe/Studio Potential
- 21' Family Room
- Private Corner Plot
- Extensive Driveway Parking
- Enclosed Gardens With Outbuildings
- Planning Permission for 2 storey extension

Offers in excess of  
£335,000

### SITUATION

Situated in the popular village of Stockland with its lively rural community and well regarded primary school, 10 Walshams enjoys a private setting adjoining open farmland at the end of a small residential close. Honiton and Axminster are within a short drive and both benefit from a variety of shops, schooling and recreational facilities along with railway stations on the London Waterloo line. The south coast is within an easy drive much of which is designated a World Heritage Site known as the Jurassic coast.

### DESCRIPTION

10 Walshams is a generously proportioned family home enjoying versatile accommodation in a private corner plot location. The main house provides up to 5 bedrooms over three floors with a family room 'link' to a potential self contained annexe with separate entrance, ground floor gym/studio and first floor bedroom and en suite. On the ground floor there is a sitting room with feature brick fireplace and woodburning stove. Kitchen/dining room beautifully fitted in farmhouse shaker style with a contemporary edge with timber worktops, feature fireplace recess and limestone flooring. The 21' Family Room has a door out to the rear garden and provides a link to the potential annexe. On the first floor there are three bedrooms served by a shower room and separate w.c. On the second floor there are two attic rooms/ further bedrooms with sloping eaves and dormer window providing country views. Linked to the house via the family room, a separate entrance door opens from the drive to this 'wing' of the house with gym/studio and shower room on the

ground floor and 6th Bedroom with en suite bathroom on the first floor.

### PLANNING PERMISSION

Planning permission has been granted (18/0095/FUL) for the construction of a two storey extension providing a more substantial link between the main house and annexe /studio with the addition of a first floor master bedroom suite.

### OUTSIDE

The property enjoys a corner plot situation with driveway/forecourt to the front with ample parking and mature trees and vegetation creating considerable seclusion and privacy. A path leads to the side where there are timber workshop/stores and the rear gardens with lawn, vegetable plot, patio terrace and further timber summerhouse/store with far reaching views over the adjoining countryside.

### SERVICES

Mains water, drainage and electricity. Oil central heating to house, LPG to wing'.

### VIEWING

Strictly by appointment with Stags 01404 45885.

### DIRECTIONS

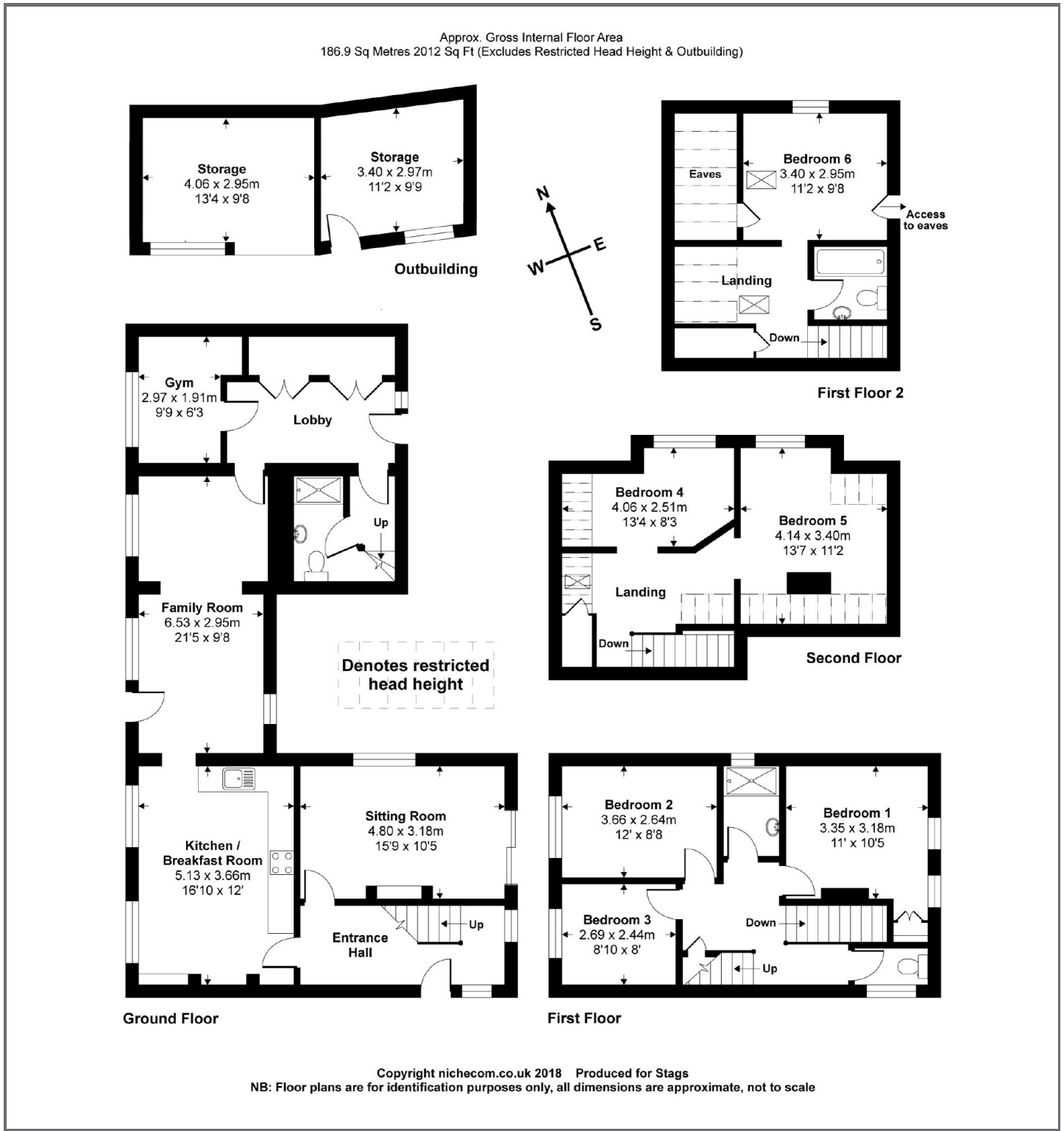
From the middle of the village, coming from Honiton, past the Old Kings Arms and turn left signposted Yarcombe and Chard. Walshams is found up the hill on the left hand side with no. 10 at the top.

### AGENT'S NOTE

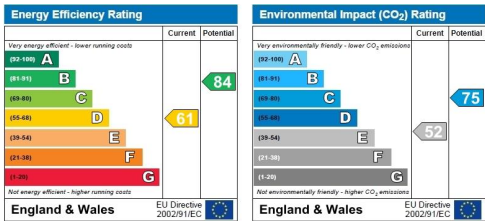
The property is the subject of an occupancy restriction under Section 157 of the Housing Act 1985. Purchasers are advised that they must seek the written consent of East Devon District Council or have lived or worked within the administrative county of Devon, or a combination of the two, for three years prior to purchase.







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



Bank House, 66 High Street, Honiton,  
Devon, EX14 1PS  
**01404 45885**  
honiton@stags.co.uk

stags.co.uk