

1st floor loft conversion & dormer, to form 2 en suite bedrooms

Extend current sitting room and two bedrooms

PP to replace garages with double garage & annexe over

Please see planning drawings on 9/FUL



**STAGS**

Fourways DP, Sandys Lane, Upottery, Honiton, Devon, EX14 9PQ

3 Bed bungalow with PP for large extension, loft conversion & annexe.

Honiton 6 miles Taunton 13 miles Lyme Regis 15 miles

- PP for extension & annexe
- Countryside Views
- No near neighbours
- Vaulted 35' kitchen/ dining room
- Dual aspect sitting room
- 3 Bedrooms
- Garage and workshop
- Landscaped grounds

Offers in excess of £450,000

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## SITUATION

The property is situated on the edge of the attractive rural village of Upottery, with no near neighbours and glorious countryside views across the surrounding Blackdown Hills Area of Outstanding Natural Beauty.

Upottery benefits from a public house, The Sidmouth Arms, village hall, church, a well respected primary school, and is on a bus route to local private schools.

The A30 trunk road about  $\frac{3}{4}$  mile to the south gives rapid access to both Honiton and Exeter to the southwest and the A303 and London to the northeast. Taunton and the M5 motorway are a short drive away to the north.

Honiton benefits from a range of amenities including shops, schooling and recreational facilities as well as a station on the London - Waterloo line.

To the south is England's first World Heritage Site, the Jurassic coastline at Lyme Regis, with further popular resorts along the coast at Beer, Branscombe and Sidmouth.

## DESCRIPTION

Fourways is a well-presented attractive three bedroom detached bungalow that has been extended and

improved by the current owners creating a stylish comfortable home.

Built in 1952, the property's recent extension provides a large kitchen/dining room glazed on both sides taking in the views over the surrounding countryside. This 35' long room has a vaulted ceiling and a range of stylish units and integrated appliances either side of the cooker/stove. Off this room is a larder, pantry and utility room.

The dual aspect sitting room has a restored parquet floor and a fireplace.

The central entrance hall has a painted timber floor giving access into three bedrooms and the family bathroom with a separate wet room style shower.

## OUTSIDE

A short drive opens to a parking area in front of the two garages, timber summerhouse and greenhouse. The bungalow is set almost central to its generous plot with a formal landscaped garden sweeping to the front and side of the house, surrounded by mature hedges and an array of attractive shrubs and herbaceous borders. To the rear is a productive vegetable plot.

## GARAGE AND WORKSHOP



There are two garages, one single with up and over door and the second double garage/workshop that has been partly insulated and fitted with workbenches. Both have light and power connected.

### **PLANNING PERMISSION**

Planning permission has been granted 21st May 2019 (Ref 19/0469/FUL) for a large extension, loft conversion to form 2 en suite bedrooms and to replace the current garages with a double garage and annexe above. Plans available on the EDDC website.

### **SERVICES**

Mains water and electric. Private drainage. Oil-fired central heating. Fibre optic broadband available nearby.

### **VIEWING**

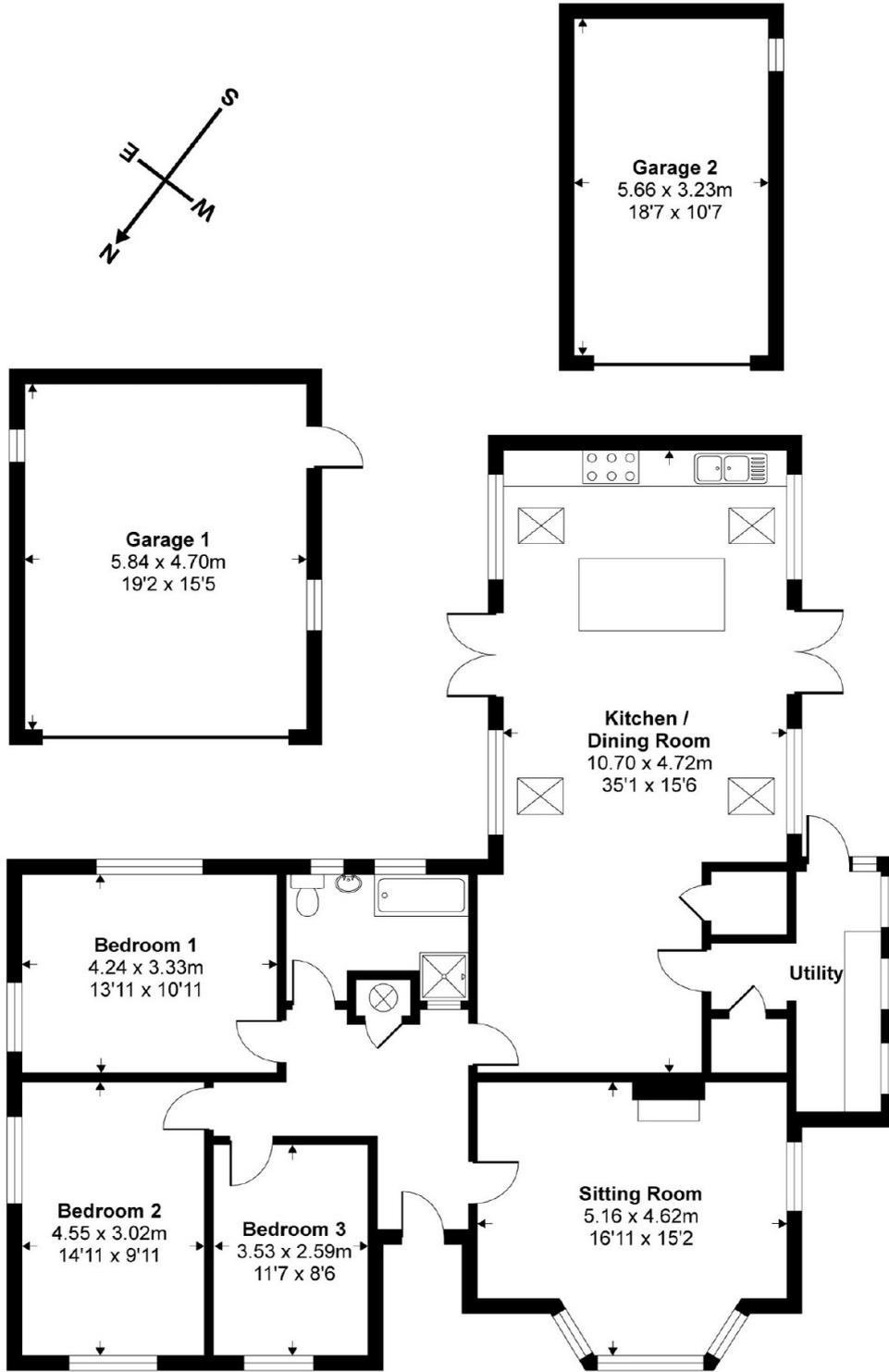
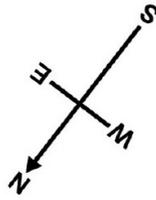
Strictly by appointment only, call Stags 01404 45885.

### **DIRECTIONS**

From the centre of the village of Upottery, turn sign posted Chard at the war memorial. Continue out of the village over the River Otter. Climb the hill and after about 250 yards the property is on your right.



Approx. Gross Internal Floor Area  
183.9 Sq Metres 1980 Sq Ft (Includes Garages)



**Ground Floor**

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale



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