

STAGS

Portland House

Portland House

High Street, Honiton, Devon, EX14 1LJ

Honiton Station 0.4 miles; Sidmouth Beach 9.7 miles; Exeter 16 miles

A Grade II Listed Georgian town house with ground floor shop and flat.

- Town centre
- Grade II Listed
- Shop with accommodation over
- Rear enclosed garden
- Business Rated
- 2 Ground Floor rooms
- 3 Bedrooms
- Potential Self Contained Flat
- Freehold
- EPC D

Offers In Excess Of £250,000

The property is located in the centre of Honiton, an attractive and busy market town renowned for its numerous antique shops. In addition the town provides a very good range of day to day amenities including a variety of specialist shops, as well as a Tesco supermarket, schools, recreational facilities and a main line station on the London-Waterloo line. The A30 dual carriageway provides quick access to the cathedral city of Exeter and beyond, and to Exeter regional airport.

Portland House is a three-storey Georgian townhouse with cellar, offering spacious and flexible accommodation retaining many original features, including sash bow windows, deep skirting boards, ornate coving, and a striking octagonal stairwell window. Previously used as both a residence and for commercial purposes, the ground floor has consent for a shop with family home accommodation about, allowing a mixed-use or live/work arrangements.

The ground floor includes a generous room to the front partly open to a rear reception room, conservatory, and WC. On the first and second floors are four double bedrooms, a family bathroom, and a kitchenette offering potential for self-contained living. The large cellar provides excellent storage or scope for further development (subject to consents).

To the rear, a private walled garden features a patio and terraced areas, mature planting, pond, and ornamental fountain.

All mains services connected. Gas central heating.
Standard, superfast and ultrafast broadband available. Mobile signal available with all major networks (Ofcom, 2025).

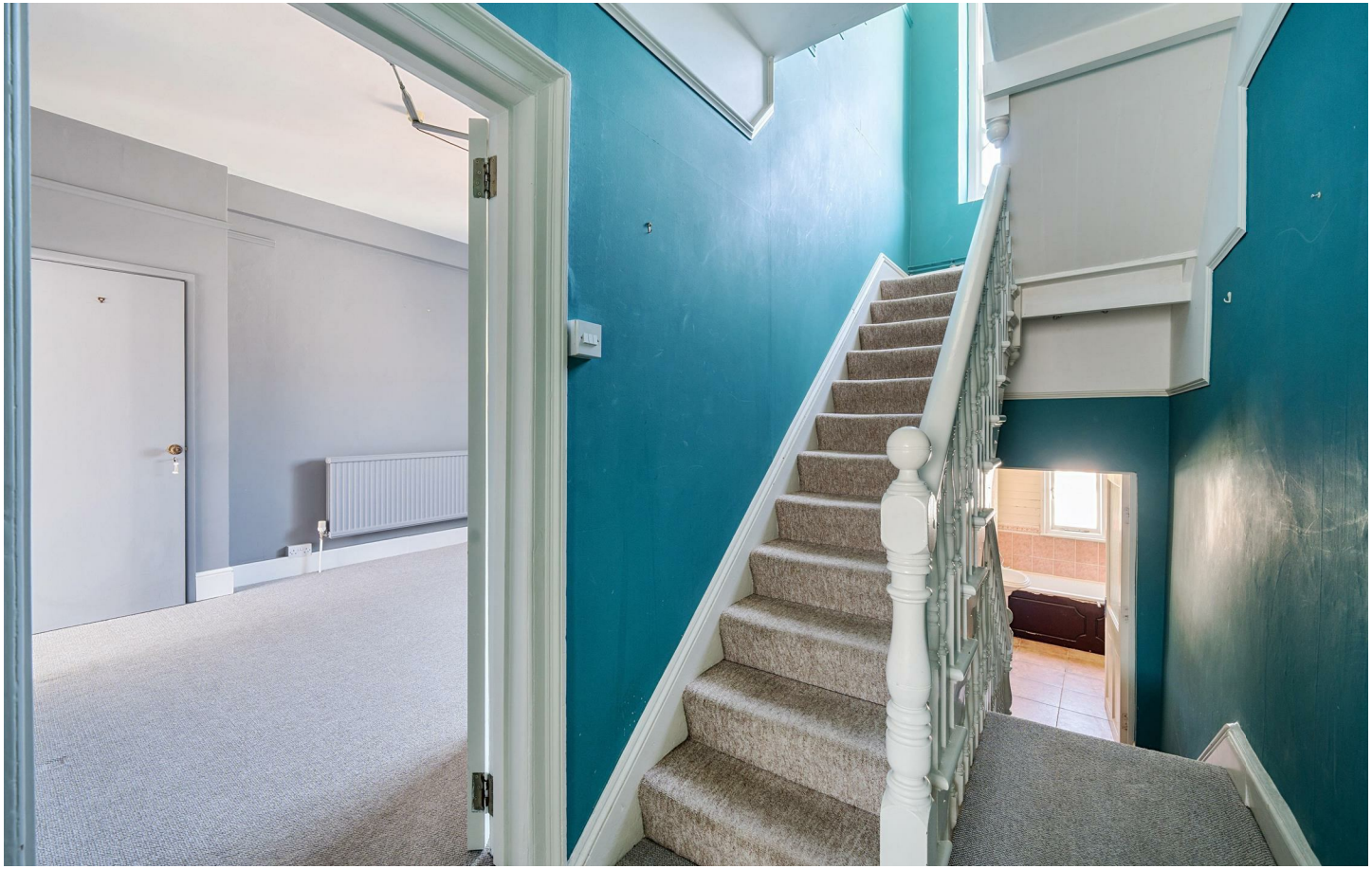
Please note there is a restriction against use as a public house, butcher, fishmongers, greengrocer, or other use that will be a nuisance etc, to the adjoining properties.













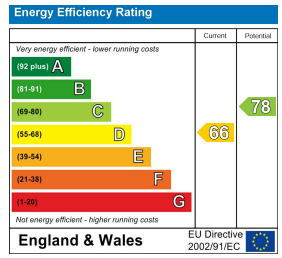






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

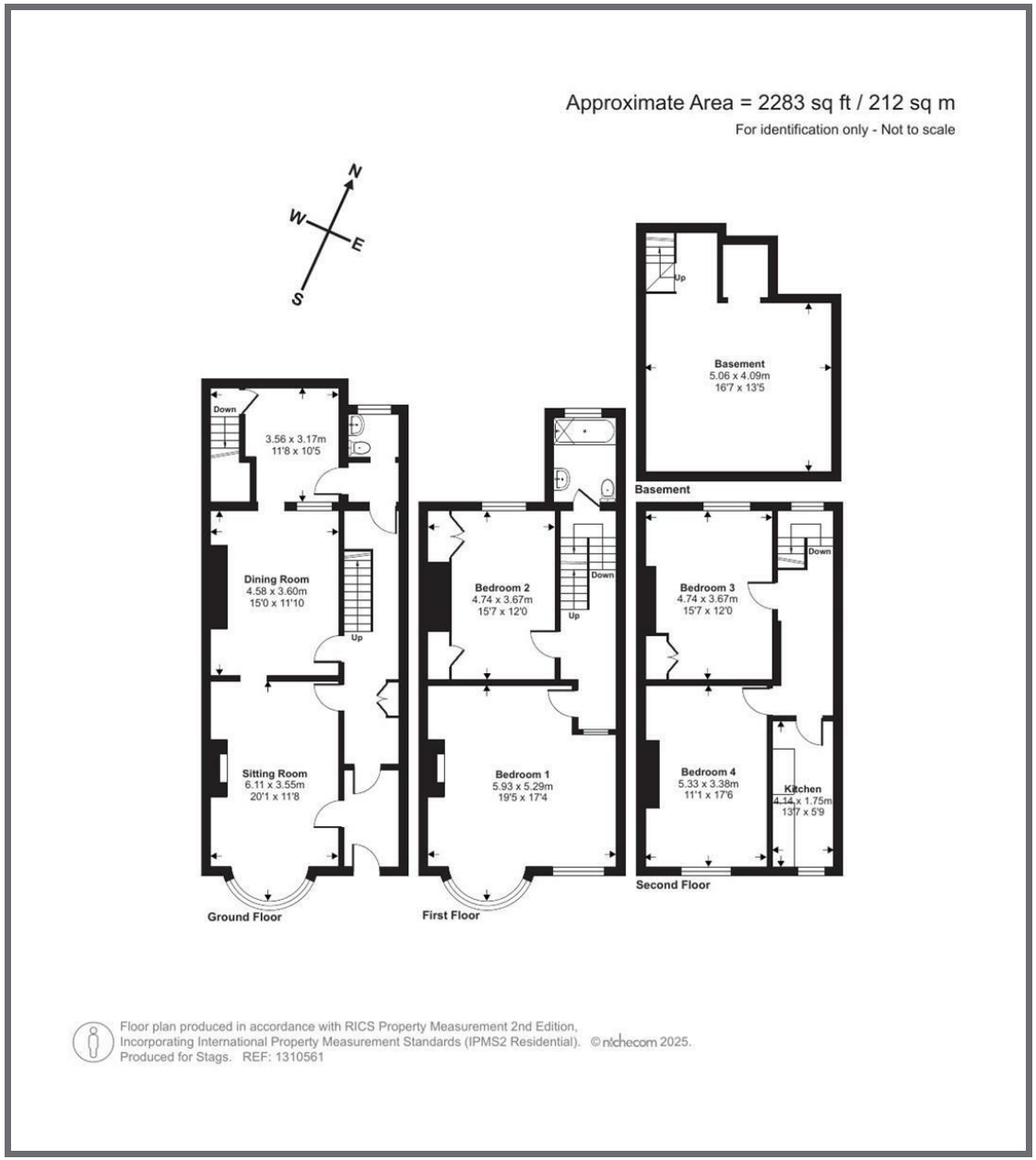




Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.
Produced for Stags. REF: 1310561