



STAGS

Loughwood House

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Dalwood, Axminster, EX13 7DU

Dalwood 1 mile; Honiton 7 miles; Axminster 3 miles;

- 6 Bedrooms, 3 en suites,
- Divisible accommodation
- Drawing and Dining Rooms
- Kitchen/Breakfast Room
- Thatch renewed Oct 2015
- 0.6 acre gated grounds
- Quadruple garage building
- Spectacular valley views

Guide price £550,000

SITUATION

Loughwood House is situated c 1 mile from the centre of the popular village of Dalwood just off the A35 which is on the southern edge of the Blackdown Hills Area of Outstanding Natural Beauty. This favoured village is supported by an active community with a village shop and post office, renowned public house, The Tuckers Arms, a church and near-by day nursery. The property is within easy reach of the highly regarded Colyton Grammar school.

Axminster, to the east, provides for most day to day needs; shopping includes a Tesco supermarket and River Cottage Shop and Canteen, banks, hospital, schools and recreational facilities, plus a mainline London Waterloo station. Honiton, to the west, has a similar range of amenities and a popular golf course. The A30 at Honiton, provides easy access to Exeter and the west. The south coast at Lyme Bay, about 8 miles, is a World Heritage site and provides a wide range of coastal pursuits.

DESCRIPTION

Loughwood House is a grade II listed country house of 17th century origins. Whilst the orientation of the house now favours the north west to take full advantage of the spectacular panoramic country views, the formal entrance lies to the original front elevation with a solid heavy timber door opening into the principal Hall. In Country Manor/Lodge style, wainscot panelling lines the walls with matching solid wood panelled staircase continuing the manorial elegance to the first floor. Latch doors open to Cloakroom, Kitchen and Drawing Room with polished wood parquet flooring flowing from the Hall into the latter. A bright dual aspect room with French doors onto a paved terrace, the Drawing Room features a Minster stone fireplace at one end and inglenook at the other, both housing wood burning stoves. The Kitchen/Breakfast Room similarly features a wood burning stove housed within a brick detailed fireplace and French doors opening out into the north west facing Conservatory. Fitted with a wide array of cream units and wood trimmed surfaces also incorporating a granite topped island, the kitchen is floored in beautifully polished and detailed wood block and incorporates a range



A Grade II listed detached character house of versatile and comfortable proportions in gated enclosed gardens.





of fitted appliances together with an oil fired central heating boiler. The Conservatory offers panoramic views across the gardens to surrounding countryside being of hardwood double glazed construction built upon a stone dwarf wall with double glazed pitched roof. From the Kitchen, a batten plank lath door leads through to the Dining Room with its matching parquet inspired wood block floor, beamed ceiling and inglenook style fireplace with wood burning stove. A further batten plank door opens to stairs climbing to the East wing of the house with its 'separable' set of first floor bedrooms passing an intermediate Utility Room and store/work room, the former fitted with a range of units, space for laundry appliances and also housing the oil fired central heating boiler which serves this end of the house.

The first floor offers considerable versatility with the ability to divide the six bedrooms into two separate sets of three bedrooms in each 'wing' of the house fed by two separate staircases with ample bathroom facilities to each. To the south western end of the house, there are two bedrooms (one currently utilised as a Study) served by a shower room with 'jack'n'jill door arrangement offering en suite facilities to Bedroom 5. A 'centrally' located bedroom features a larger en suite Bathroom with granite surrounded spa bath and separate power shower. This bedroom links the two wings of the house by way of an interconnecting door into Bedroom 2, itself with an en suite Bathroom and door onto the second landing. Here there are two further bedrooms, a cloakroom with w.c and basin and a staircase descending to the ground floor.

OUTSIDE

The property is approached off a country lane with a sliding electrically operated wrought iron gate into its 0.6 acre gardens. A tarmac drive splits to lead up to the house and down to a separate detached coach house/garage building. At the top of the drive adjoining the house is a garage/workshop with double up and over door, power, light and arched pedestrian door at its rear. The gardens have been comprehensively landscaped and orientated to encapsulate the 180' panoramic views over the Corry Brook Valley. Immediately to the north west elevation is a wide paved terrace with block paved decorative steps to lawns slightly below. Beyond, nestled in two gently stone tiered terraces are two filtered and aerated ponds surrounded by carefully considered and attractive planting. At the foot of the gardens is the aforementioned detached brick and stone built coach house/garage building incorporating two double sized bays, one with inspection pit and each with electrically operated up and over doors. This building offers potential for further accommodation subject to the necessary planning and listed building consents.

SERVICES

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

NB: 'East wing' of property has an independent water and electric supply, independent oil fired central heating and separate access as required.

VIEWING

Strictly by appointment with Stags, Honiton 01404 45885.

DIRECTIONS

The property can be approached directly off the A35 before reaching Kilmington however for a gentler approach: From Honiton proceed out of the town in an Easterly direction on the A35 towards Axminster. Continue through the village of Wilmington and at Taunton Cross turn left and then first right following the signs to Dalwood. At the t junction at Sunny Lands cross turn right signed to Studhayes. Follow this lane and take the first right hand turn at nearly a staggered crossroads back towards the A35. Loughwood House will be found at the top on the right.





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



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