



19 Woodmans Orchard



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Talaton, Exeter, Devon, EX5 2SE

What3Words: ///spare.goodbyes.indoors

A beautifully presented and extended four bedroom detached family home with garage, generous gardens and breathtaking far reaching views across the rolling Devon countryside towards Exmoor

- Sought after edge of village location
- Light and spacious kitchen/dining room
- Principal bedroom with contemporary ensuite
- Driveway parking and integral garage
- Freehold
- Flexible family accommodation
- Three versatile reception rooms
- Cloakroom with WC
- Landscaped gardens with rural backdrop
- Council Tax Band E

## Guide Price £550,000

**SITUATION:** The property occupies an enviable position on the edge of the sought after village of Talaton, a thriving East Devon community with a community run shop, recently revitalised public house, St James the Great Church and village hall. The nearby village of Feniton offers a village shop, Church of England primary school and mainline railway station with services to Exeter and London Waterloo. The popular town of Ottery St Mary, home to the highly regarded King's School, is also within easy reach.

**DESCRIPTION:** Owned by the current family for 45 years, the property has been thoughtfully extended with an architect designed addition to the rear, creating versatile family accommodation designed to make the most of the exceptional countryside views. An entrance hall with cloakroom leads to a generous sitting room featuring an inset multi fuel burner, with glazed door opening to the kitchen/dining room and further glazed doors to the family room. A further reception room provides an ideal study, snug or playroom. The well appointed kitchen/dining room is fitted with a comprehensive range of units, integrated appliances and a Velux window, creating a light and sociable space with French doors opening onto the garden. A useful utility room adjoins the kitchen. The family room offers further flexibility as an additional reception or formal dining room, enjoying plenty of natural light from a Velux window and French doors leading outside. On the first floor, the principal bedroom benefits from a recently refitted en suite shower room. Three further bedrooms are served by a family bathroom, with two bedrooms and the bathroom enjoying stunning far reaching views across the surrounding countryside towards Exmoor.

**OUTSIDE:** To the front, a driveway provides off-road parking and access to the garage, with an area of lawn creating an attractive approach. The landscaped rear garden has been designed to take full advantage of the elevated setting. A generous patio provides an ideal space for entertaining and enjoying the outstanding rural views, with lawns, well stocked borders and a summerhouse beyond. A winding path leads to the foot of the garden, where it adjoins open fields, creating a wonderful sense of peace and privacy. To one side of the property there is access to the rear of the garage and to the other side is a useful garden shed.

**SERVICES:** Mains drainage. Mains water. Mains electricity. Oil fired central heating. Standard and Ultrafast broadband available. Good outdoor signal with all major networks (Ofcom, 2026).





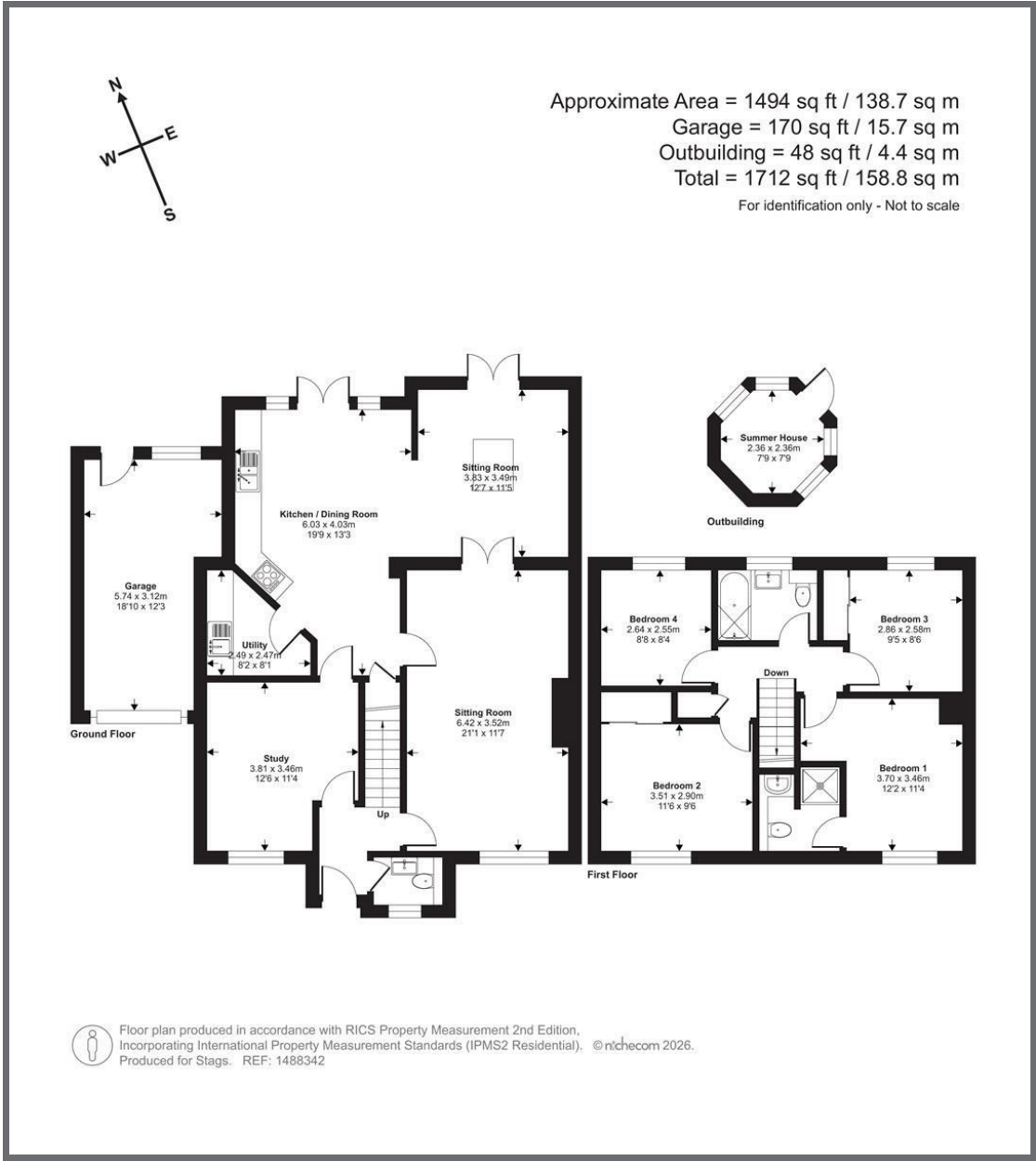
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| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>79</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            | <b>58</b> | <b>79</b>                                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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