

Greenacres

STAGS







Greenacres,

Awliscombe, Honiton, , EX14 3NS

What3Words: ///forgives.finishing.cheeses Honiton 1 mile

Fabulous equestrian property with outstanding facilities including 24 stables, 8.91 acres and the option for another 6 acres

- 3/4 Bedroom house with views
- 24 Stables across 4 yards
- Vet room with stocks
- 8.91 acres and option for 6.05 acres
- Freehold
- Potential grooms accommodation
- 60 x 30 Sand school
- Post and rail paddocks
- Automatic Watering and CCTV
- Council tax band F

Guide Price £900,000

Stags Honiton

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

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

STAGS

@StagsProperty

SITUATION

Greenacres occupies a gently elevated position, enjoying open views across surrounding fields and over the Otter Valley towards Honiton.

Situated within the parish of Awliscombe, the village offers a primary school, church and village hall. The nearby market town of Honiton, approximately one mile away, provides a comprehensive range of facilities including two primary schools, a secondary school, leisure facilities, a variety of shops, and a main line railway station on the Exeter to London Waterloo line. The town also offers convenient access to the A30 and A303.

There is good access to the M5 motorway, with Junction 28 at Cullompton approximately 9.3 miles away and Junction 29 at Exeter around 15 miles.

The area is particularly well suited to equestrian interests, with a number of well regarded competition venues nearby including Bicton Arena, approximately 17 miles away, Chard Equestrian at around 20 miles, and Pontispool near Taunton, approximately 27 miles.

DESCRIPTION

This fantastic equestrian property has a range of facilities to suit almost anyone with horses from a private yard, to a serious competition yard or for breeding. Most of the stables have rubber matting with CCTV. There are separate stable yards adding to the versatility as well as plenty of hard standing for parking and turning.

HOUSE

The chalet bungalow has been extended and improved over the years to provide comfortable and well proportioned accommodation arranged over two floors, with lovely views across the paddocks and the valley beyond. While the property would now benefit from some further updating, it offers a solid and versatile layout that can be enhanced to suit individual tastes with plenty of space to extend subject to planning.

The accommodation includes three/four double bedrooms, with the principal suite occupying the first floor and featuring an en suite bathroom and dressing room/4th bedroom, while the remaining two bedrooms are located on the ground floor. There is a kitchen and breakfast room, conservatory, a utility room, shower room with separate WC. The impressive 27 foot sitting room is centred around a large fireplace with wood burning stove and enjoys some of the finest views, complemented by a separate dining room and welcoming entrance hall.

DOUBLE GARAGE & STABLES

Close to the house is a detached building with a double garage, as well as a shower room, kitchenette alongside store /ancillary area that could be used for grooms accommodation. In this block there is also a tack room.

STABLES - TOP YARD

Behind the garaging are 2 indoor stables and 2 outdoor stables with a store room which is used as a tack room/feed room













STABLES - SCHOOL YARD

Beside the sand school is a steel frame timber clad set of 5 stables with it's dedicated tack room with WC and hay store, alongside a concrete yard and access to the arena.

SAND SCHOOL

This purpose built sand school has post and rail fencing, measuring about 2,000 sqm the design allows for a 60 x 30m arrangement with extra, or two 40x20m arenas.

STABLES - HORSESHOE YARD

The most impressive equestrian facility at the property is the stunning horseshoe yard, 12 generous block built stables with one box with independent side door for foaling purposes. Office, WC, tack room, wash down with hot shower, dedicated vet room and stocks, feed store and hay shed. All purpose built and designed for performance horses and breeding. All stables on this yard can be used as foaling boxes.

STABLES - PADDOCK YARD

Away from the main yards, close to the southern paddock, this set of 3 block & clad stables with separate access to the all weather turn out pen is an ideal isolation unit.

PADDOCKS

The gently sloping land is split into a number of paddocks of a variety of sizes with independent access points with post and rail fencing or mature hedge boundaries. The property includes 8.91 acres (3.61 ha).

ADDITIONAL LAND

There is the option to purchase an adjoining 6.05 acres (2.45 ha) south facing field for a fixed price of £75,000.

SERVICES

Mains electric and water. Septic tank drainage (not tested) and oil fired central heating in the house. LPG gas boiler within the horseshoe stable building for the office, WC, tack room and for hot water. Standard and ultra broadband available, upto 1800 mb/s download, mobile coverage good outside(inside variable) with EE, O2 Three and Vodafone (Ofcom).

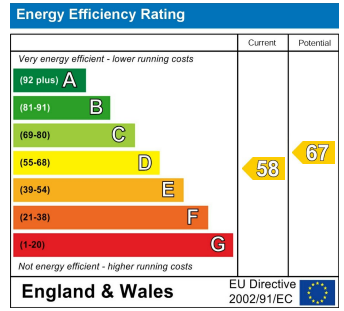
RATES

Council tax on the house is Band F. The equestrian facilities are rated at £11,500 (from the 1st April 2026), small rate relief is likely to be available, the current owners don't pay anything.



Total Area: 195.5 m² ... 2104 ft² (excluding garage, store, stables)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



STAGS

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.










STAGS