

"A Business Built Upon Recommendations!"



Outer Hanger Lane To Outer Hanger, Newton Poppleford, EX10 0DB
Offers in the region of £1,700,000

An exceptional opportunity to acquire this prestigious country home set in this completely secluded plot of approximately 2 acres with no near neighbours approached by a long driveway measuring approximately a quarter of a mile. ** STABLES ** Paddock ** QUADRUPLE GARAGE ** wonderfully proportioned and laid out with significant private gardens cushioning the main house ** The current owners have added a large detached 1356 sq ft Norwegian log lodge ideal for independent living from the main residence ** The main residence is well planned and designed with stunning high quality luxuriously appointed accommodation throughout. Situated on this well proportioned plot incorporating stables and a paddock plus a quadruple garage with a significant driveway plus a substantial rear garden cushioning the main house this property would especially suit the prospective purchaser seeking a country family home with stables for horses and other animals. The property enjoys no near neighbours.

GENERAL DESCRIPTION



An exceptional opportunity to acquire this prestigious country home set in this completely secluded plot of approximately 2 acres with no near neighbours approached by a long driveway measuring approximately a quarter of a mile. ** STABLES ** PADDOCK ** QUADRUPLE GARAGE ** wonderfully proportioned and laid out with significant private gardens cushioning the main house ** The current owners have added a large detached 1356 sq ft Norwegian log lodge ideal for independent living from the main residence ** The main residence is well planned and designed with stunning high quality luxuriously appointed accommodation throughout. There are various rooms on the ground floor which would provide level ground floor accommodation for those seeking ground floor living accommodation with further traditional accommodation on the first floor. Situated on this well proportioned plot incorporating stables and a paddock plus a quadruple garage with a significant driveway plus a substantial rear garden cushioning the main house this property would especially suit the prospective purchaser seeking a country family home with stables for horses and other animals. The property enjoys no near neighbours and enjoys lovely views being cushioned by devonshire countryside of outstanding natural beauty.

Close to several beaches and ideally located to several seaside Towns to include, Sidmouth, Exmouth plus Exeter City centre and the beautiful seaside Town of Budleigh Salterton. ACCOMPANIED VIEWINGS ARE AVAILABLE SEVEN DAYS A WEEK ** (01395) 720022 sarah@sarah-dunn.co.uk www.zoopla.co.uk www.primelocation.com www.sarah-dunn.co.uk

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WWW.SARAH-DUNN.CO.UK (01395) 720022
sarah@sarah-dunn.co.uk find our offices on the main Budleigh Salterton High Street next door to Tesco's express.

OUTSTANDING c.TWO ACRE PLOT WITH STABLES



WONDERFUL SECLUDED DRIVEWAY



EXTENSIVE AND WELL PLANNED SECLUDED PLOT



STABLES



GENERAL LOCATION



Situated on the outskirts of the popular village of Newton Poppleford cushioned by areas of outstanding beauty. The property lies in a sought after position within easy reach of many popular beaches and traditional Towns such as Budleigh Salterton, Sidmouth, Otterton, Exmouth. The Regency villages and Towns offer a wealth of amenities, from independent shops on the high streets to well known pubs and eateries. The picture postcard villages of Otterton, Lymestone and Topsham are within easy reach, while both Exmouth and Exeter provide a wealth of shops, supermarkets, leisure and cultural facilities. The East Devon Area of Outstanding Natural Beauty is relatively unspoilt and offers a wide array of leisure activities ranging from sailing, cycling, horse riding and kite surfing in addition to the leisure clubs East Devon Golf Club, Budleigh Cricket Club and the Croquet and Tennis Club. The stunning region offers a choice of walking and cycling routes including hiking the 250 million year old Jurassic Coast and the mouth of the River Ottery. There are multiple renowned sandy beaches nearby. The rural location has excellent transport links with several mainline train stations and convenient road links leading to the A30 and M5 and the wider motorway networks with regular flights from Exeter international Airport. The area offers reputable educational facilities within easy reach of the property.

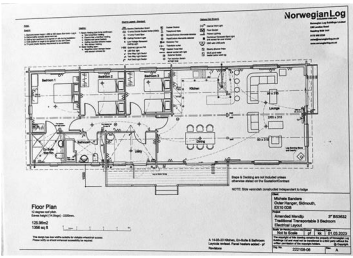
CLOSE TO LOCAL BEACHES



CLOSE TO LOCAL BEACHES



1,356 SQ FT LUXURY NORWEGIAN LODGE IN THE GROUNDS



This professionally sited and pitched 1356 sq ft Norwegian detached lodge is a wonderful attribute to the main property giving a fantastic opportunity for a separate self contained annex, staff accommodation, plus the opportunity to utilise as an income stream for Air B&B rentals or similar plus holiday letting accommodation.

QUADRUPLE GARAGE

36'9" x 19'2" (11.20m x 5.84m)



RECEPTION HALLWAY



DOWNSTAIRS BATHROOM



KITCHEN/DINING ROOM



KITCHEN/DINING ROOM

23'0" x 22'0" (7.01m x 6.71m)



KITCHEN/DINING ROOM



A luxuriously fitted kitchen with comprehensive matching range of wall drawer, display and base units incorporating a wide range of built in appliances. There is a further workstation incorporating a single bowl sink unit with multi functional "Quooker hot water tap" over. This area of the property enjoys a dual aspect with delightful views over the grounds.

KITCHEN/DINING ROOM



LAUNDRY ROOM

10'9" x 7'1" (3.28m x 2.16m)



FORMAL LOUNGE

20'0" x 15'5" (6.10m x 4.70m)



FORMAL LOUNGE



BEDROOM 5



BEDROOM 5

10'9" x 11'8" (3.28m x 3.56m)



BEDROOM 4

10'10" x 11'8" (3.30m x 3.56m)



1ST FLOOR LANDING

MASTER BEDROOM WITH EN SUITE & DRESSING ROOM
25'4" x 11'8 (7.72m x 3.56m)



A beautiful comprehensive range of bespoke Hammonds built in bedroom furniture which is continued in the dressing room.

MASTER BEDROOM



MASTER BEDROOM



DRESSING ROOM



Comprehensive bespoke "Hammonds" fitted wardrobes and drawer units uniformed and matching the bedroom furniture which is also designed and fitted by Hammonds.

DRESSING ROOM



EN SUITE



BEDROOM 2

14'8" x 12'6" (4.47m x 3.81m)



BEDROOM 2



BEDROOM 3

14'7" x 12'7" (4.45m x 3.84m)



FAMILY BATHROOM



NORWEGIAN LODGE



This professionally sited and pitched 1356 sq ft Norwegian detached lodge is a wonderful attribute to the main property giving a fantastic opportunity for a separate self contained annex, staff accommodation, plus the opportunity to utilise as an income stream for Air B&B rentals or similar plus holiday letting accommodation.

LOUNGE/DINING ROOM



KITCHEN



LOUNGE/DINING ROOM



KITCHEN



LOUNGE/DINING ROOM



KITCHEN



UTILITY ROOM



BEDROOM 3



MASTER BEDROOM WITH EN SUITE



FAMILY BATHROOM



MASTER BEDROOM WITH EN SUITE



BEDROOM 2



HOME ENERGY SOLAR SYSTEM

BOTH THE MAIN HOUSE AND THE NORWEGIAN LODGE HAVE THEIR OWN INDEPENDENT SOLAR SYSTEMS ** The properties have the huge attribute of having a recently installed efficient solar home energy system fitted with air source heat pumps. There is underfloor heating on the ground floor of the main house. This system combines solar and heat pumps for maximum savings future proofing your home generating and storing clean energy savings of up to 50% on your annual energy costs and up to 81% on your energy usage. The perfect green tech for your home.

EXTERNAL PHOTOGRAPH



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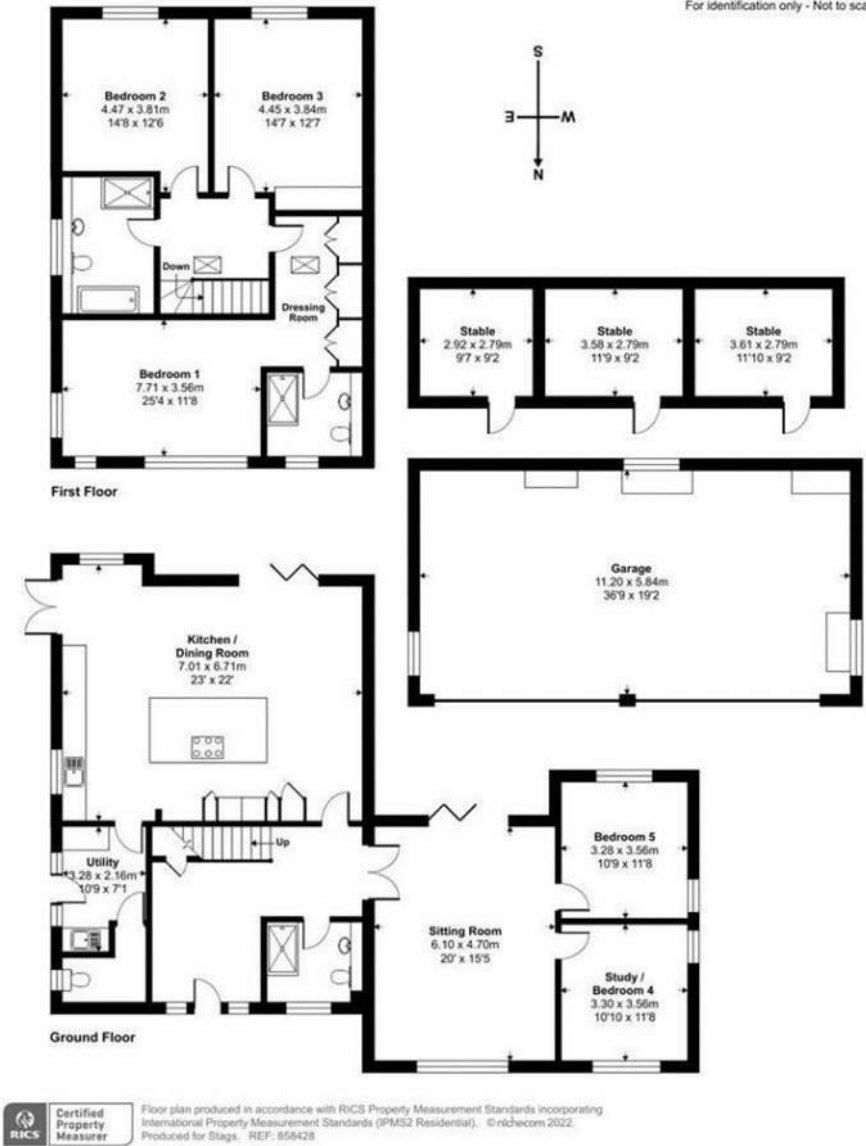


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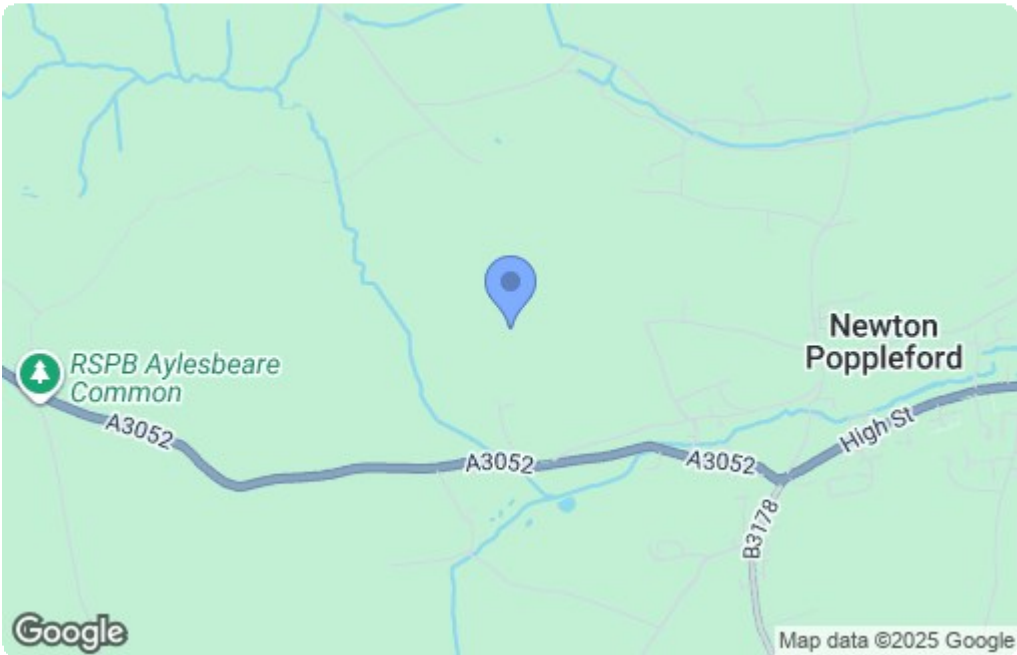


Approximate Area = 2474 sq ft / 229.2 sq m
Garage = 705 sq ft / 65.4 sq m
Outbuilding = 323 sq ft / 30 sq m
Total = 3502 sq ft / 325.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Stags. REF: 858428



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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