



HUMBERTS

Netherton Lodge
Farway, Colyton, Devon, EX24 6EF

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A handsome country house located in the most enchanting setting amidst the beautiful Farway Valley and surrounded by grounds of approximately 2 acres through which meanders the River Coly

- Impressive pillared entrance with ornate wrought iron gates.
- Triple aspect sitting room with doors to terrace.
- Reception room with bay window and woodburner.
- Country kitchen with Aga and granite worktops.
- Beautiful garden room to the rear.
- Ground floor guest suite comprising sitting/dining room, bedroom and bathroom.
- 3 double bedrooms and bathroom to first floor including dual aspect principal bedroom with en-suite
- Bedroom, dressing area and bathroom to second floor
- Timber stable block with potential for a paddock within the grounds.
- The River Coly meanders and cascades through the grounds with 3 footbridges across.
- Gravelled parking area
- Further private parking area screened from the garden, ideal for a motorhome
- In all the grounds extend to approximately 2 acres
- A rare and tranquil setting amidst the Farway Valley

Offers In Excess of £995,000







SITUATION

Netherton Lodge is a most attractive detached property located in an enchanting setting on the outskirts of the village of Farway, a small scattered village with Primary School, Village Hall and pretty Parish Church situated in the beautiful Farway Valley, midway between the bustling market town of Honiton and the World Heritage coast. Honiton lies approximately 4 miles to the north with its range of shops, bank, schools, sports centre/swimming pool and main line rail link to London Waterloo.

Nearby Colyton lies approximately 5 miles to the east and offers a range of amenities including many independent shops, eateries and public houses and plays host to Colyton Grammar School, one of England's top mixed state schools. The Cathedral City of Exeter lies some 21 miles to the west with an excellent shopping centre, theatres, cinemas, main line express rail link to London Paddington, M5 access and international airport. Sidmouth, East Devon's premier coastal resort is some 7 miles distant and well known for its Gothic Regency architecture. It has a long esplanade, wide pebble (sand at low tide) beaches and is situated on the World Heritage Jurassic Coast.

NETHERTON LODGE

Netherton Lodge is a handsome detached former gate house to Netherton Hall, a Jacobean country mansion which is a third of a mile distant, and has origins dating back possibly to the late Victorian era. The property has a particularly handsome front facade with high gables and ornate barge boards with traditional flintstone elevations under a tiled roof. In recent years it has been the subject of a comprehensive programme of enlargement and improvement, all of which has aided in creating the roomy home of character we find today. These works have included the addition of a wing to the southerly side of the property which offers a ground floor guest suite which could easily be converted into a self-contained wing, perfect for a large/extended family or those with limited mobility. There is also a generous garden room to the rear giving the property four reception rooms and therefore a high degree of flexibility to the arrangement of the living and dining spaces.







The accommodation is presented in beautiful order, having been the subject of a considerable programme of work which included, in addition to the South Wing, the installation of a beautiful country kitchen with granite work surfaces and Aga, as well as a thorough redecoration. Worthy of particular mention is the sitting room which has a bay window to the front as well as French doors on to a terrace, and all the rooms take advantage of wonderful views over the beautiful gardens. To the first floor is a generous landing area with feature exposed timbers, 3 bedrooms and a new family bathroom including the principal bedroom which is sizeable with a dual aspect offering views across the grounds and a beautiful new en-suite. A further set of stairs then rise to the second floor bedroom with dressing area and a bathroom, and this has wonderful views over the neighbouring countryside.

GARDENS & GROUNDS

The property has a most impressive entrance through pillared, ornate wrought iron gates which originally marked the start of the driveway to Netherton Hall. This driveway is now private to Netherton Lodge, but the beautiful stuccoed bridge with Beerstone detail remains over the River Coly which meanders through the grounds, adding to the enchantment of the spectacular, mature setting.

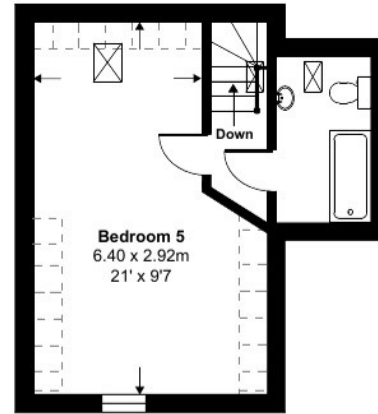
The grounds extend to approximately 2 acres and are fairly level and laid principally to areas of sweeping lawn with many fine specimen trees, part of which could be fenced to create a paddock adjacent to the timber stable block if required. The grounds are bordered to the north with an abundance of mature plants and shrubs offering many areas of colour and interest to explore with two further wooden footbridges adjoining the grounds over the brook. There is a small patio adjacent to the garden room at the rear of the property which is a delightful spot from which to enjoy this rare and tranquil setting. There is also a further access to the north of the grounds which is screened from the property and would make an ideal spot for parking a motorhome or similar.



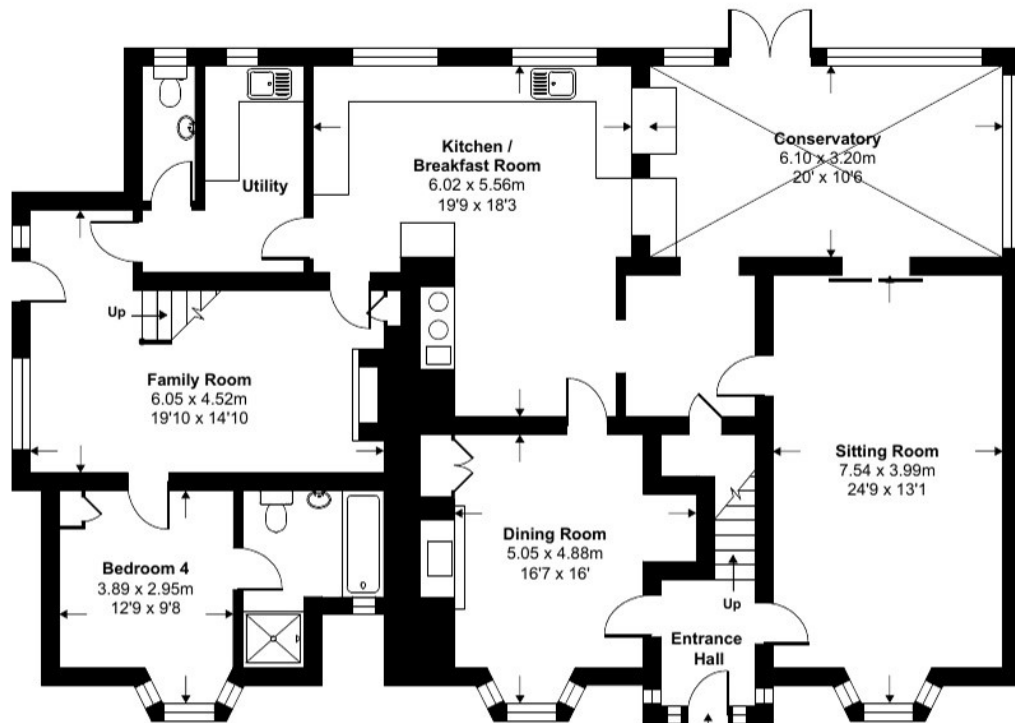
Approximate Area = 2922 sq ft / 271.4 sq m
 Limited Use Area(s) = 125 sq ft / 11.6 sq m
 Total = 3047 sq ft / 283 sq m
 For identification only - Not to scale



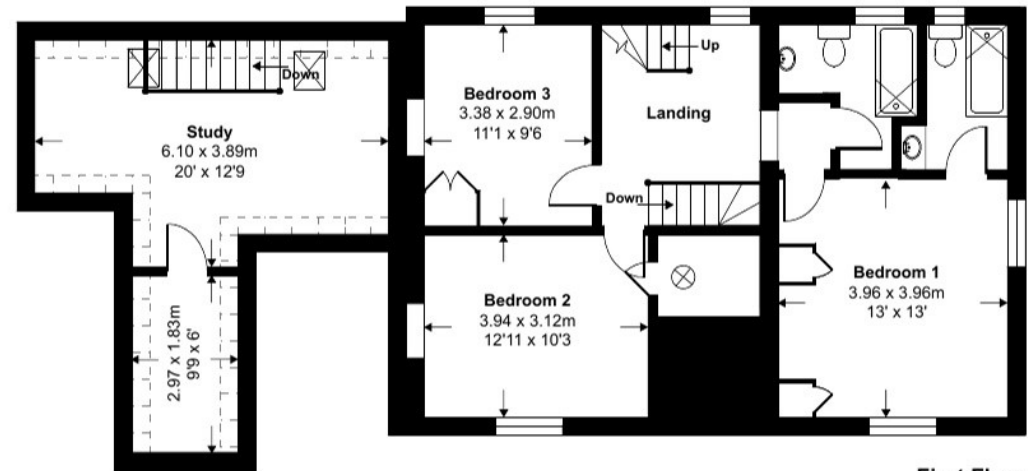
Denotes restricted head height



Second Floor



Ground Floor



First Floor





DIRECTIONS

From the centre of the High Street in Honiton take the turning off the High Street by Lloyds bank into New Street. Continue to the top of the hill and at the roundabout take a left and then an immediate right. At the golf course, turn right signposted to Farway and Seaton and continue along this road for approximately 1.5 miles until you come to the turning to Farway on the left into Money Acre Road. Follow this road for approximately 1 mile through a small built up area passing the primary school on the right and continue following the signs to Farway until you see the gates to Netherton Lodge ahead of you.

SERVICES

Mains water and electricity.
Private drainage (new septic tank).
Oil-fired central heating.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Council Tax Band: G.

ENERGY PERFORMANCE CERTIFICATE

Rating: E.

AGENTS NOTE

We understand that Netherton Lodge is not listed, however the gate piers and stone 2-span bridge hold a Grade II Listing status.

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