



# Marlow

Holyford Lane, Colyford, Colyton, Devon, EX24 6HW

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A beautifully presented house of character situated in a glorious country position on the village edge with superb views and glimpses of the sea

**GUIDE PRICE £1,100,000**

### SITUATION

Marlow is located in a stunning setting on the outskirts of the village of Colyford and sits on a small quiet country lane bordering Holyford Woods Nature Reserve in the East Devon Area of Outstanding Natural Beauty. This picturesque location offers stunning walks which run through to the World Heritage Jurassic Coast and has good road links being within a short drive of the A3052, as well as to the renowned Colyton Grammar School, one of the country's top mixed state schools, only a few hundred yards away. The property has a delightful aspect with far-reaching views to the rear over the adjoining countryside, Axe Estuary and the sea in the distance.

Colyford is a desirable village and has a shop/post office and butchers, village hall and Church of St Michael's. It is located about 1.5 miles from Colyton which nestles on the banks of the River Coly and has a strong community, beautiful medieval church, primary school and a comprehensive range of shopping and recreational amenities.

The coast at Seaton, some 2 miles to the south, offers an excellent range of everyday amenities and a long pebble beach and esplanade, and there are beautiful coastal walks both east and west over the South West Coastal Path. There are also the towns of Sidmouth and Lyme Regis within 10 miles which are popular tourist destinations. The busy market town of Axminster is approximately 6 miles to the northeast and has a main line rail link to London Waterloo. The Cathedral City of Exeter, the county town, has excellent shopping facilities and a mainline express rail link to London Paddington, international airport and M5 access and lies some 23 miles west.





## THE PROPERTY

Marlow is a handsome detached house which sits in a peaceful setting and has a southerly orientation with a glorious outlook over the adjoining countryside. The property was built in the mid part of the 20th century and was subsequently significantly enlarged by the current owners. It has rendered elevations under a principally tiled roof and benefits from several extensions to the rear as well as a large sun room.

The accommodation is particularly well-presented and has been the subject of a comprehensive and continual programme of improvement over the 20+ years of the current owner's occupation. This has resulted in the beautifully appointed, light and airy home we find today with all its principal rooms taking advantage of the glorious views. Worthy of particular mention is the superb open-plan kitchen and dining room which features a delightful seating area with French doors onto the terrace. The sitting room is another notable room and has an oak floor, wood burner and French doors, as well as double doors into the kitchen.

To the first floor there are four double aspect bedrooms with the principal room benefitting from an en-suite shower room, built in wardrobes and views to the sea. The guest bedroom shares the same view and is a lovely light room with a bay window. There is also the family bathroom as well as an additional modern shower room on the ground floor. This sits adjacent to the office which could double up as a fifth bedroom.

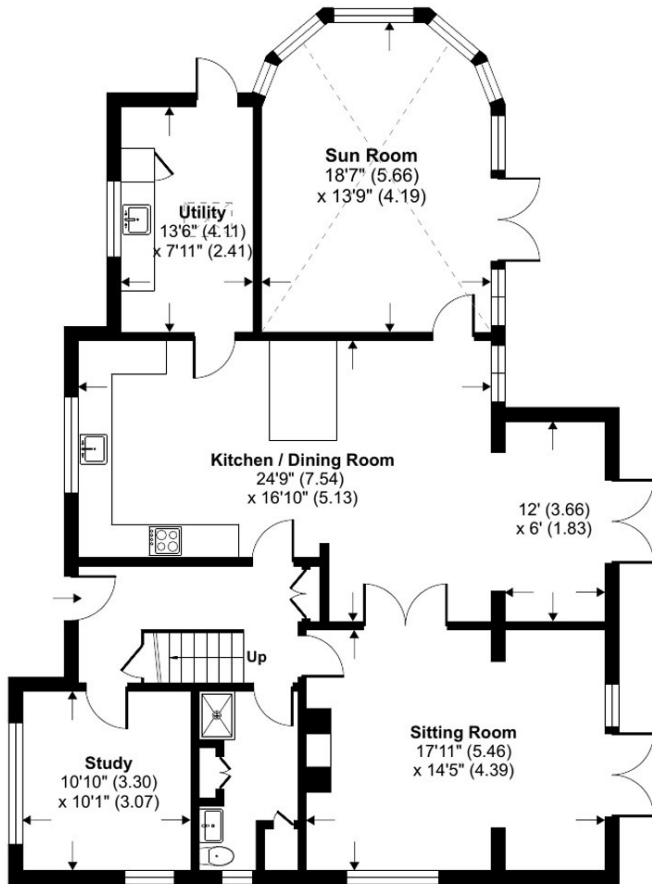


## GARDENS & GROUNDS

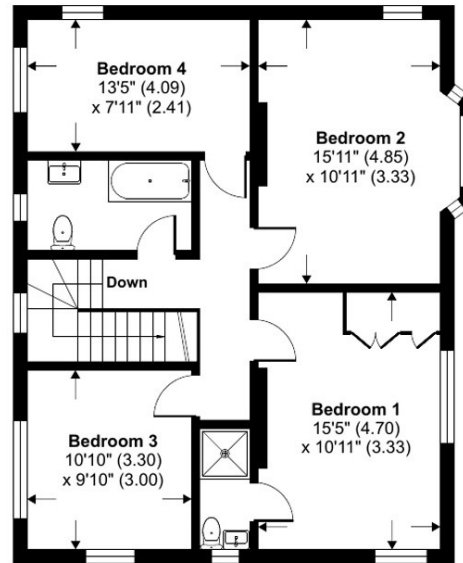
The property is approached from Holyford Lane to a gravelled turning area which provides parking for several vehicles. Adjoining this is a substantial double garage with power and light and storage over. The majority of the garden lays to the rear and is in the main laid to lawn with profusely stocked, colourful borders. Adjoining the house is a decked and large slate paved terrace which takes full advantage of the superb views over the adjoining fields to the sea in the distance.







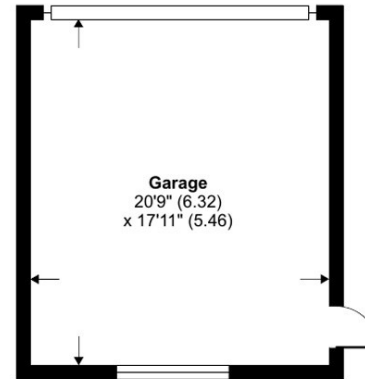
GROUND FLOOR



FIRST FLOOR

Approximate Area = 2164 sq ft / 201 sq m  
 Garage = 372 sq ft / 34.5 sq m  
 Total = 2536 sq ft / 235.5 sq m

For identification only - Not to scale



## DIRECTIONS

Travelling in an easterly direction on the A3052 (from Sidmouth), pass the Tower petrol station at Seaton and continue to the bottom of Harepath Hill turning left into Gully Shoot. Follow this lane for about 300 yards taking the first left onto Whitwell Lane. Follow this lane taking the first left hand turning on Holyford Lane and Marlow will be found after a short distance on your left hand side.

what3words: ///hindering.clearcut.fines

## SERVICES

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

## LOCAL AUTHORITY

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

## ENERGY PERFORMANCE CERTIFICATE

Rating: E.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Humberts. REF: 1028032

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