



Paradise Farm

Heathstock | Stockland | Honiton | Devon | EX14 9EX

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A superbly presented attached 4-bedroom house with simply breathtaking views set in a glorious country position with delightful gardens and a small paddock

- Magnificent kitchen/family room with a wall of bi-fold doors and a wood burner
- Sitting room with inglenook and range
- Study, office & boot room
- Utility room & cloakroom
- Two ground floor bedroom suites
- Two first floor bedrooms & bathroom
- Large garage/workshop, open store & potting shed
- Delightful gardens with covered entertaining area
- Small paddock
- In total circa 0.6 acre

GUIDE PRICE £675,000

SITUATION

Paradise Farm is located in a beautiful elevated location within the tiny rural hamlet of Heathstock, which in turn is set amongst some of the county's most attractive rolling countryside in the Blackdown Hills National Landscape. Heathstock is located midway between the highly desirable villages of Stockland and Dalwood, both of which have thriving communities, Parish Churches and public houses, with Dalwood also having a community run shop and Stockland benefitting from a primary school.

Approximately 6 miles to the south west is the busy market town of Honiton which has a variety of shops including many antique shops, sports centre/swimming pool and mainline rail link to London Waterloo.





The Cathedral City of Exeter lies some 22 miles to the west with an excellent shopping centre, sport and leisure facilities, mainline express rail link to London Paddington, M5 access and international airport. The picturesque World Heritage Jurassic Coastline at Lyme Bay is about 9 miles to the south and is a popular destination with its dramatic cliffs and stunning coastal walks.

PARADISE FARM

Paradise Farm is a stunning attached period residence which sits in a commanding position gaining simply breath-taking country views from both the house and gardens. It has origins dating back several centuries, as evidenced by some delightful character features such as the inglenook fireplace in the snug, and is traditionally built with rendered elevations under a slated roof. The property was significantly extended in the latter part of the 1900s resulting in creating the spacious home we find today which has very flexible accommodation and could even provide a ground floor wing/annexe (subject to any planning consents required).

Paradise Farm has been the subject of a comprehensive programme of improvement by the current owners and the transformation of a simply spectacular kitchen/family room which has jaw dropping views and has been exquisitely fitted. This room measures almost 35' in length with two enormous sets of bi-fold doors which can be fully opened onto the rear terrace, and two large skylights. The kitchen has an extensive range of bespoke units under granite work surfaces and a huge island unit with breakfast bar. It flows through to a dining area and then through to a beautiful sitting room which features a brick fireplace with wood burner. The property also benefits from a cosy sitting room with an inglenook fireplace and a solid fuel range.

On the ground floor are two bedrooms, both of which have en-suite shower rooms, whilst to the first floor are a further two double bedrooms and a family bathroom.





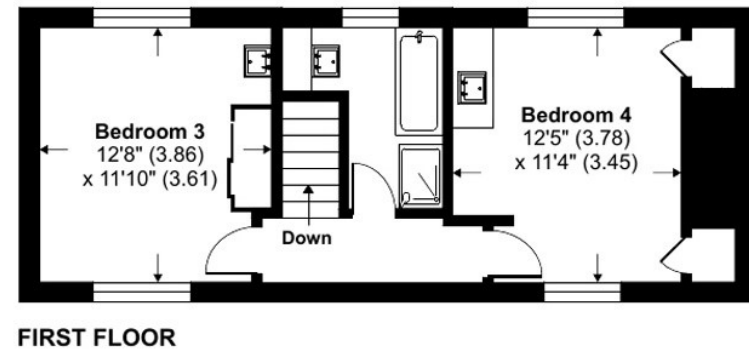
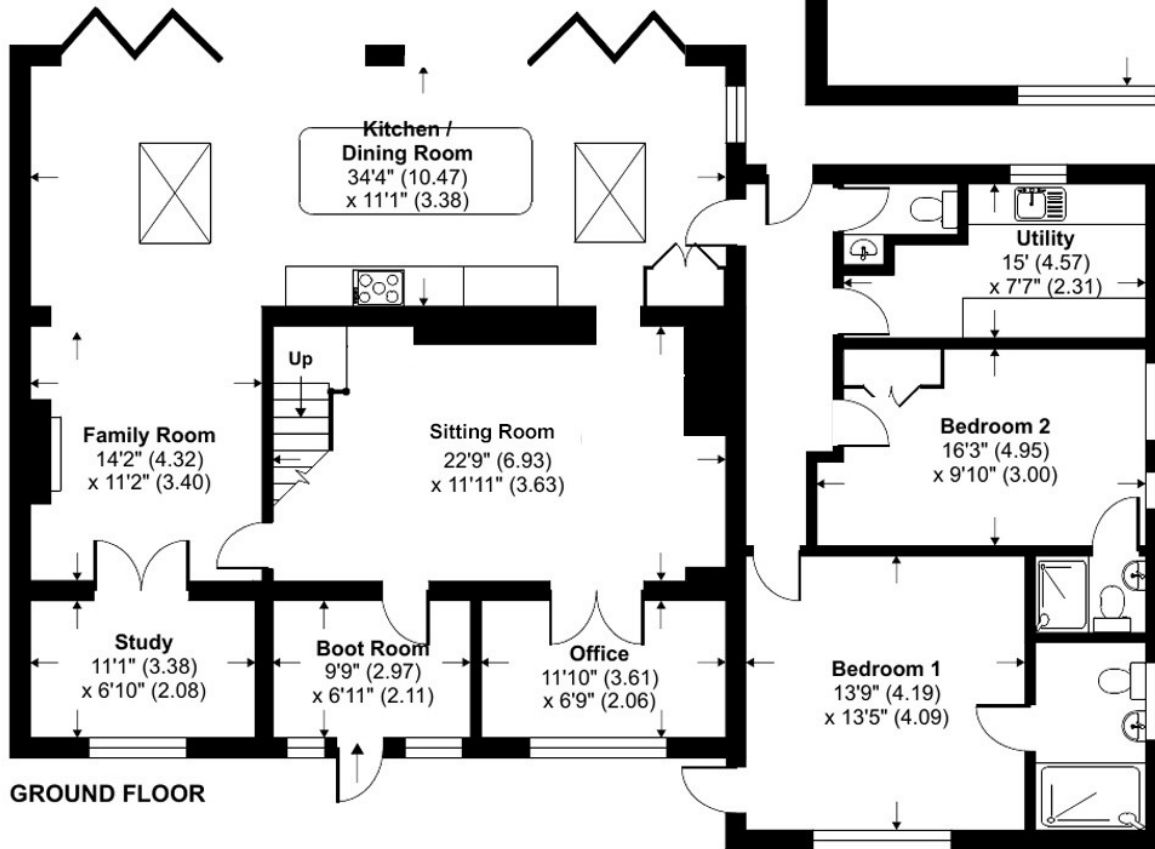
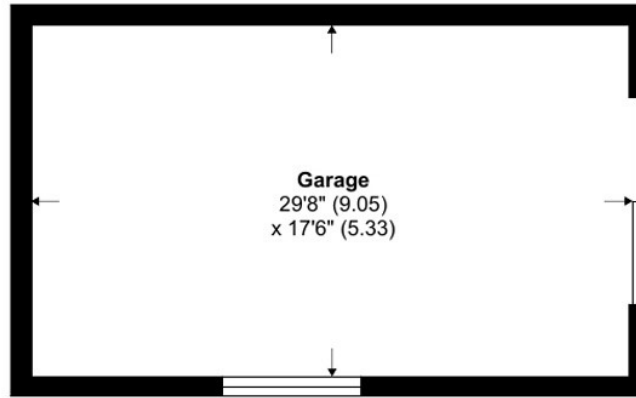
GARDENS & GROUNDS

Paradise Farm sits in attractive cottage style gardens which have been thoughtfully planted over the years and create the most apt setting offering a great deal of tranquility with the most incredible East Devon backdrop stretching out for miles beyond. The garden to the front comprises an area of level lawn, with the majority of the grounds to the rear. Adjoining the property is a paved terrace which gains superb panoramic countryside views and this can be opened fully to the kitchen/dining room creating a stunning indoor/outdoor entertaining space. Steps then lead down to a further covered seating area, the perfect spot to enjoy the sunsets. The gardens are lawned with profusely stocked beds and there is also a lower level where there is a vegetable area.

The property is approached from the lane over a small track which leads to a parking area at the front of a detached timber barn/garage, which has several other open stores behind it. Adjacent to this is a small paddock and young orchard (planted with eating and cider apples) which extends to about 0.35 of an acre, with the whole plot extending to about 0.6 of an acre.



Approximate Area = 2256 sq ft / 209.6 sq m
 Garage = 519 sq ft / 48.2 sq m
 Total = 2775 sq ft / 257.8 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). © n̄che.com 2024. Produced for Humberts. REF: 1096432



DIRECTIONS

From Honiton travel in an easterly direction and bear left at the mini-roundabout. After about 200 yards on reaching a sharp bend turn right signposted Cotleigh and Stockland. Pass under the railway bridge and continue up the hill following the signs to Stockland. Proceed through the village, past the Primary School, taking the first right hand turning at Cookers Elm Cross signposted Heathstock. Continue along this lane, up the hill, turning left at Marl pits Cross signposted Heathstock 0.5 mile. Proceed into the tiny hamlet of Heathstock and turn left by The Old Cider House and Paradise Farm will be found on the left hand side after about 200 yards.

LOCAL AUTHORITY

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

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

Rating: E.



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