



ABBEY VIEW

DUNKESWELL ABBEY, HONITON, DEVON

JACKSON-STOPS 



ABBEY VIEW

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An attractive and immaculately presented cottage with beautiful gardens situated in an historic hamlet within the Blackdown Hills AONB.



DISTANCES/TIMES (approximate)

HONITON 7 MILES

TAUNTON 14 MILES

M5 MOTORWAY (J25) 15.5 MILES

EXETER 24 MILES

BRISTOL 61 MILES

LONDON PADDINGTON 1.45 HOURS ON THE FAST SERVICE

SUMMARY

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Pantry
- Shower/Utility room
- Three Double Bedrooms
- One single Bedroom
- Family Bathroom
- Stone built Garage with Thatched Roof
- Stone built Workshop
- Parking
- Beautifully Maintained Gardens
- Herbaceous Borders
- Terraces
- 2 small ponds
- Stream
- In all approximately 1.5 Acres (0.607 Hectares)



THE LOCATION

Tucked away in a peaceful hamlet within the picturesque Blackdown Hills Area of Outstanding Natural Beauty, Abbey View enjoys a unique and idyllic position. As its name suggests, this characterful property sits beside the ruins of a 13th Century Cistercian abbey, with a footpath leading to Holy Trinity Church, which now stands on the original monastic site.

THE PROPERTY

The front of the cottage is wisteria-clad with a terrace that is ideally positioned to make the most of its south-facing orientation. Inside, a spacious entrance hall with understairs storage gives access to the main reception rooms that are filled with natural light with parquet-style Karndean flooring flowing throughout much of the ground floor. The sitting room has an inglenook fireplace with a wood-burning stove and alcove shelving. Across the hall, the dual-aspect dining room has views across the gardens to the east and south, with another wood-burning stove and space for a large dining table. Continuing through to the back of the cottage, there is a recently fitted Harvey & Wade kitchen, featuring shaker-style units, granite worktops, and a Bertazzoni range cooker with induction hob. There are delightful views over the gardens through a large window by the sink. Just off the kitchen, a porch area with stable door houses a generous storage cupboard currently used as a pantry, as well as additional storage space for boots and coats. A well-appointed shower/utility room with space for laundry appliances completes the ground floor.

On the first floor there are four bedrooms – three doubles and a single – along with a family bathroom. The principal bedroom is dual aspect, with delightful garden views and built-in wardrobes, while the main guest room also benefits from fitted storage.

GARDENS AND GROUNDS

Approached through a five-bar gate, the gravelled driveway leads to the cottage, passing a stone-built garage topped with a thatched roof. Nestled within its 1.5-acre plot, Abbey View is surrounded by mature, well-maintained gardens, with a stream meandering through the grounds and into the farmland beyond.

To one side of the driveway, a charming stone workshop with a pitched, corrugated roof and exposed internal timbers offers potential for conversion to a studio annexe, subject to the necessary planning consents.

The gardens at Abbey View are a true highlight, they have been thoughtfully landscaped to provide colour and interest throughout the year. Formal areas around the house have beautifully planted herbaceous borders, with terraces on the east, south, and west sides offering various spots to sit and enjoy the gardens.





Beyond the formal garden, a stream winds its way through the grounds, crossed by a series of bridges that lead to larger open lawns and a small woodland area, which comes alive in spring with bluebells, wild garlic and daffodils. There are also two small ponds providing an ideal habitat for wildlife to thrive.

PROPERTY INFORMATION

Post Code: EX14 4RP

Services: Private Water and Private Drainage. Mains Electricity. Oil Fired Central Heating.

Local Authorities: East Devon District Council, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ. Tel. 01404 515616.

Tax Band: F. **EPC Rating:** E.

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments, statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with the sole agents Jackson-Stops, Taunton office: 8 Hammet Street, Taunton, Somerset, TA1 1RZ. Telephone: 01823 325144.

For sale by private treaty with vacant possession on completion.

Photographs taken and Details prepared April 2025.

LOCAL DIRECTIONS: (POST CODE: EX14 4RP)
What3Words:///dean.daunted.sharper





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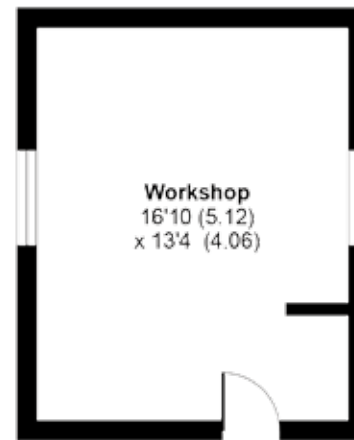
Approximate Area = 1347 sq ft / 125.1 sq m

Garage = 202 sq ft / 18.7 sq m

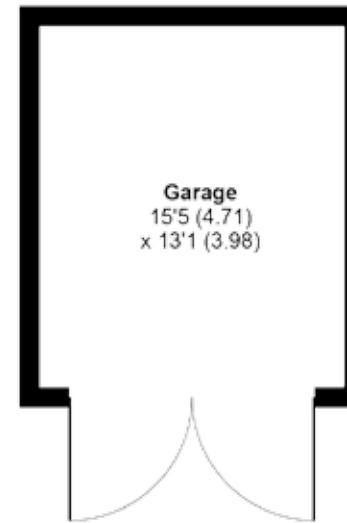
Outbuilding = 224 sq ft / 20.8 sq m

Total = 1773 sq ft / 164.6 sq m

NB. This Floor Plan is for illustrative purposes only. All dimensions are approximate.



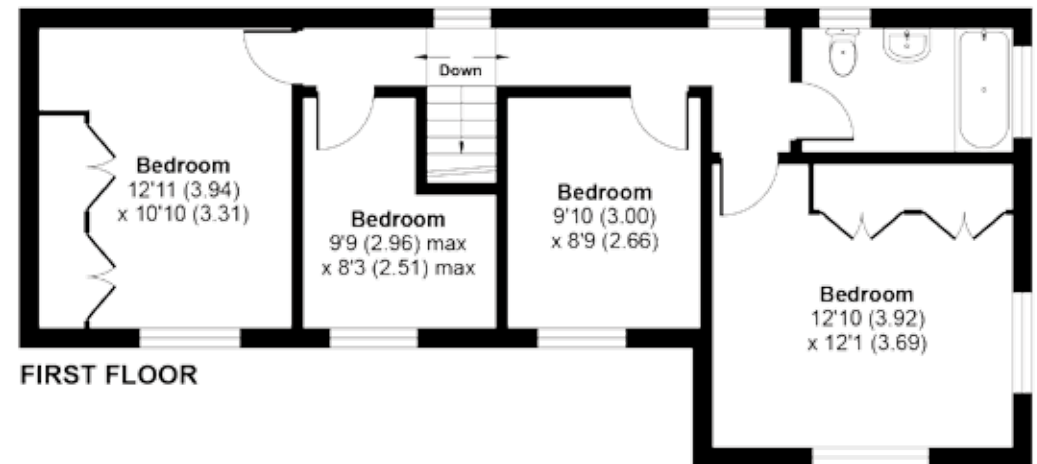
OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR

Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



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