

THE OLD RECTORY

DUNKESWELL, NEAR HONITON, DEVON



JACKSON-STOPS



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A beautifully presented Old Rectory set within well timbered gardens and grounds and lying on the edge of a convenient east Devon village.



DISTANCES (approximate)

HONITON 5 MILES	LYME REGIS 19 MILES
M5 J26 10 MILES	EXETER 22 MILES
WELLINGTON 11 MILES	BRISTOL 61 MILES
SIDMOUTH 15 MILES	LONDON PADDINGTON 1.45 HOURS ON THE FAST SERVICE
TAUNTON 16 MILES	

FEATURES

- Entrance Vestibule
- Reception Hall
- Sitting Room
- Dining Room
- Drawing Room
- Well Fitted Kitchen/ Breakfast Room
- Pantry and Laundry
- Cloakroom
- Principal En Suite Bedroom
- Four Further Bedrooms

- Family Bathroom
- Carriage Drive Approach
- Well Tended Lawned Gardens
- Many Mature Trees
- Wildlife Pond with Gazebo
- Workshop/Store
- Open Fronted Garage with EV Charger
- In all approximately 1.30 Acres



LOCATION

The Old Rectory stands proudly within its grounds on the southern edge of the historic village of Dunkeswell, enjoying a peaceful village setting while remaining conveniently close to local amenities. The house is located within a designated conservation area and lies in the heart of the Blackdown Hills, an ‘Area of Outstanding Natural Beauty’ (AONB).

Dunkeswell offers a range of amenities, including an airfield, church, village hall, doctor's surgery, social club, hairdresser, eateries, and a convenience store with post office. A regular bus service also provides access to Honiton and Taunton.

Dunkeswell is situated approximately five miles north of Honiton, which offers a wide and bustling high street with an excellent selection of everyday shops and services. Honiton also benefits from a mainline railway station with services to Exeter and London Waterloo.

Exeter is within easy commuting distance and provides excellent shopping facilities, including John Lewis and the Princesshay shopping centre. To the north of Dunkeswell lies Taunton which offers a comprehensive shopping centre, out-of-town supermarkets, and a mainline railway station with the fast service to London Paddington in approximately 1 hour and 45 minutes.

Taunton is also home to several highly regarded independent and state schools, including Taunton School, King's College, Queen's College, and Richard Huish Sixth Form College. Other nearby state schools include Colyton Grammar School, Uffculme School, and Honiton Community College.

The coast is within easy reach, with charming seaside towns and villages such as Sidmouth, Branscombe, Beer, and Lyme Regis.

THE PROPERTY

This handsome period home was built by the Simcoe family in the 1860s and retains many of the defining characteristics of a Victorian rectory, evidenced by charming historic photographs displayed in the hallway. The accommodation is generously proportioned, elegant, and filled with natural light, having been thoughtfully restored by the current owners.

The formal entrance is located on the east side of the house, where a handsome front door opens into an entrance vestibule. A second door with stained-glass panels leads into an impressive reception hall featuring a fine Victorian staircase and rich oak flooring, which continues throughout the hall and principal reception rooms.

The sitting room lies to the left and features a fireplace with a simple Victorian mantelpiece, together with French doors opening directly onto the garden. The dining room offers a more decorative fireplace with a wood-burning stove and French doors leading to a south-facing gravelled seating area. From here, a door leads into the drawing room, an especially handsome reception space with decorative ceiling corning, a ceiling rose, and two large sash windows



overlooking the gardens. A substantial limestone fireplace with a wood-burning stove provides a striking focal point.

A further door leads to an inner hall, which provides access to a cloakroom and an external door opening onto the rear garden.

The kitchen/breakfast room is well appointed with a range of fitted floor-mounted cabinets, generous work surfaces, and a Rangemaster cooker set within a fireplace recess. The breakfast area leads to a walk-in pantry with floor-to-ceiling shelving and a utility room fitted with a Belfast sink, storage cupboards, and plumbing for a washing machine and tumble dryer. A separate external door provides access to the rear of the property.

The spacious first-floor landing leads to the principal bedroom, which benefits from a fireplace surround, wall panelling, dual-aspect windows, and access to a well-fitted en-suite bathroom with a walk-in shower and wash basin.

There are four further generously sized bedrooms, together with a particularly spacious and beautifully appointed family bathroom overlooking the rear

garden. The bathroom is fitted with a vanity unit incorporating a wash basin, a roll-top bath, WC, and walk-in shower. A separate WC is also provided. Access is available to both attic areas, one of which includes three separate storage rooms fitted with wooden flooring, electric lighting, and a Velux window providing roof access.

GARDENS

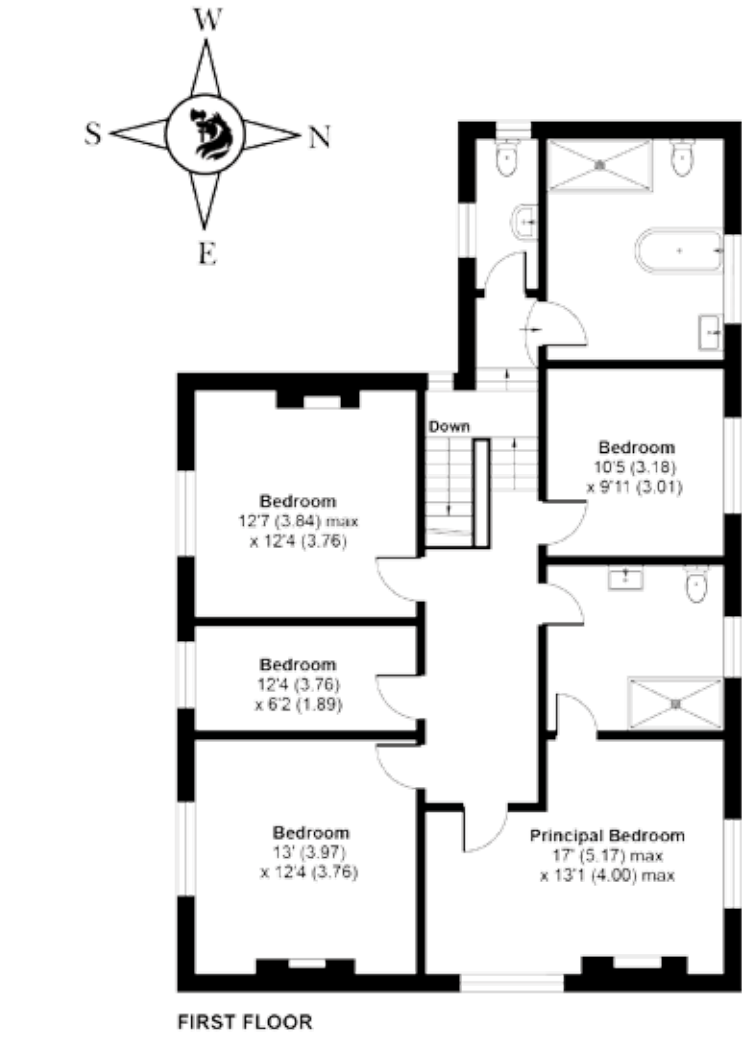
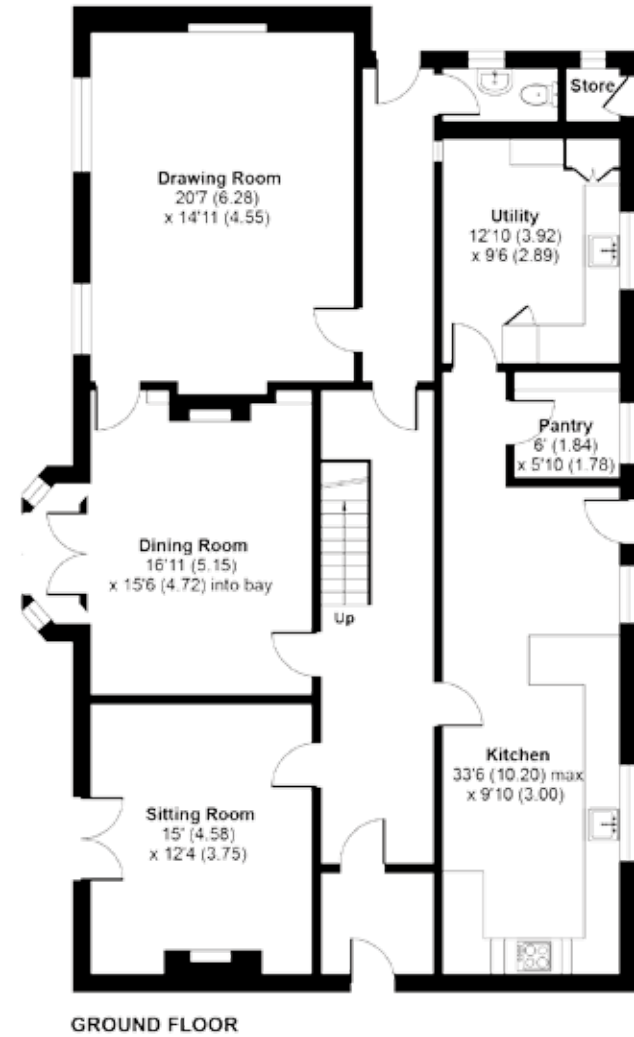
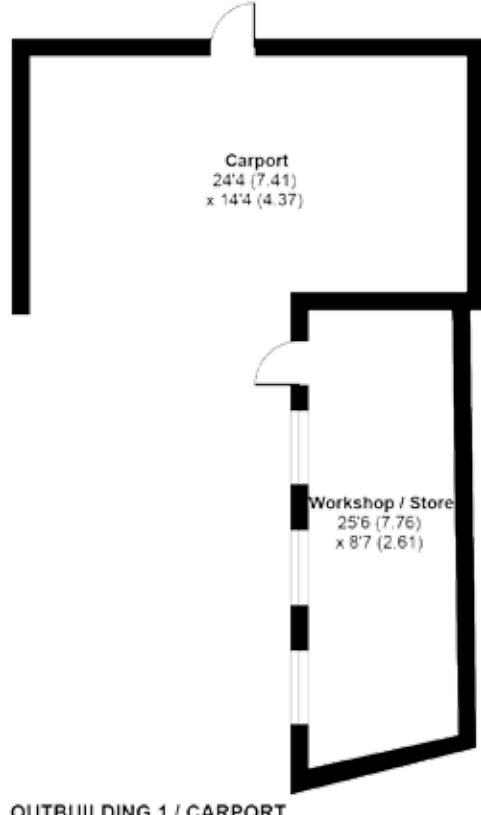
The entrance drive to The Old Rectory leads from the village road and opens out to provide ample parking for multiple vehicles.

Extending to just over one acre, the gardens are a particularly beautiful feature of the property. To the south of the driveway lies an intricate arrangement of box hedging, centred around a magnolia tree, which borders gently sloping south-facing lawns. These are partially shaded by two magnificent beech trees, both protected by preservation orders.





LOCAL DIRECTIONS (POST CODE: EX14 4RE)
What3words///popping.reverses.blasted
On approaching the old village of Dunkeswell from the Honiton direction, on descending the hill look out for the entrance drive into The Old Rectory, the second drive on the left.



The lawned gardens extend across the front and southern elevations of the house, enjoying attractive views over surrounding fields and woodland. rectangular box-edged borders planted with roses and lavender create structure and seasonal colour, while a large gravel terrace provides an excellent south-facing entertaining and seating area.

Along the south-western boundary stand two magnificent redwood cedars, complemented by mixed borders of azaleas and rhododendrons. A high yew hedge with an arched opening defines the westernmost section of the garden and leads to an orchard planted with apple, pear, and cherry trees, alongside a variety of soft fruits.

A large spring-fed pond occupies the north-western corner of the garden, bordered by woodland that affords a high degree of privacy. A timber gazebo overlooking the pond provides a wonderful setting for outdoor entertaining and relaxation.

To the rear of the house is a useful workshop/store and an open-fronted garage, formerly a stable, which is fitted with an EV charging point.

PROPERTY INFORMATION
Post Code: EX14 4RE.
Services: Mains Electricity, Water and Drainage. Oil Fired Central Heating.
Council Tax Band: G. EPC Rating: E.
Local Authority: East Devon District Council, Blackdown House, Border Road, Heath Park Industrial Estate, Honiton, EX14 1EJ. Tel. 01404 515 616. www.eastdevon.gov.uk
Contents, Fixtures and Fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, carpets and curtains, garden ornaments etc. 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.
Details prepared and Photographs taken June 2026.
For sale by private treaty with vacant possession on completion.

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.



TAUNTON

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