



2 Barn Orchard
COLYTON, DEVON

WG Wilkinson
Grant & Co



2 Barn Orchard

Colyton

DEVON

TOWN, COUNTRY OR COAST? SOME HOMES REALLY DO HAVE IT ALL. A beautifully presented DOUBLE-FRONTED HOME with style, space and a location that makes deciding how to spend your weekend the hardest part. Add in HIGH SPECIFICATION interiors, AIR SOURCE HEATING, EV CHARGING and ALLOCATED PARKING, All the benefits of modern living, without compromising on lifestyle.



911 sqft



3 Bedrooms



Landscaped Garden



2 Bathrooms



Quaint Town Location



2 Parking Spaces





HOME HIGHLIGHT

Central staircase, giving that perfectly balanced feel.



THE PROPERTY

An elegant, double-fronted three-bedroom home, offering attractive kerb appeal, beautifully presented interiors and a layout perfectly suited to modern family living.

At the heart of the home is a spacious open-plan kitchen and dining room, providing a wonderful setting for both everyday living and entertaining. Featuring contemporary fitted units, integrated appliances and ample space for dining, this welcoming room provides a natural gathering place for family and friends. Bi-fold doors open directly onto the rear garden, filling the space with natural light and creating a seamless connection between indoor and outdoor living.

Across the hallway, the dual-aspect sitting room offers a wonderfully light and inviting space in which to relax, equally suited to quiet evenings or spending time together as a family. A conveniently positioned ground floor cloakroom adds further practicality.

Upstairs, the generous principal bedroom benefits from a private en suite shower room, while two further well-proportioned bedrooms are served by a stylish family bathroom. The versatile accommodation also offers the flexibility to create a dedicated home office, ideal for those working from home.

Situated within an attractive location, the property enjoys a welcoming residential setting with local shops, well-regarded schools, beautiful beaches and transport links all within easy reach. Combining contemporary comfort with an appealing coastal lifestyle.





THE LOCAL AREA

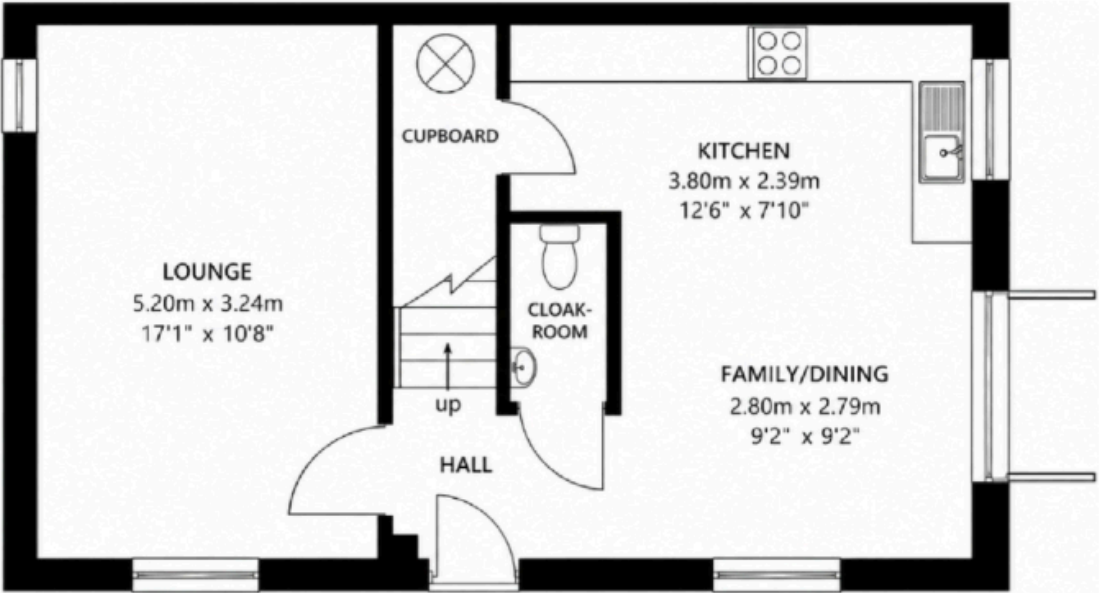
Nestled in the heart of the beautiful East Devon countryside, Colyton is a charming and historic town offering the perfect balance of rural tranquillity and everyday convenience. With its attractive period buildings, independent shops, traditional pubs, cafés and welcoming community, Colyton has retained much of its character while providing a wonderful place to call home.

The town offers a good range of local amenities, including a convenience store, post office, doctors' surgery, primary school and the highly regarded Colyton Grammar School nearby. For those who enjoy the outdoors, picturesque countryside walks are virtually on the doorstep, while the stunning Jurassic Coast, a UNESCO World Heritage Site, is just a short drive away.

The popular coastal towns of Seaton, Beer and Lyme Regis offer beautiful beaches, scenic coastal walks and an excellent choice of restaurants and independent shops. The nearby market town of Axminster provides further shopping facilities and a mainline railway station with services to London Waterloo, while Exeter offers a wider range of shopping, leisure and employment opportunities.

COUNTRYSIDE ON YOUR DOORSTEP, THE COAST JUST DOWN THE ROAD AND EVERYTHING YOU NEED CLOSE TO HOME. Colyton really does offer the best of East Devon living.





Ground Floor

Floor area 42.1 sq.m. (453 sq.ft.) approx.



First Floor

Floor area 42.1 sq.m. (453 sq.ft.) approx.

Total floor area: 84.63 sq.m. (911 sq.ft.)

Measurements are approximate. This plan is for identification and illustrative purposes only. Not to scale.
Original floor plans: Wilkinson Grant & Co. Room dimensions and layouts are reproduced from the supplied plans.

2 Barn Orchard

DEVON, EX24 6NR

Speak to the Agent
or Book a Viewing



DIRECTIONS:

From Exeter, head towards Junction 30 of the M5 and join the A376, following signs for Sidmouth and Lyme Regis onto the A3052. Continue along the A3052 for approximately 16 miles before turning left towards Colyton. Follow this road for around 1.8 miles, then turn left onto New Sidmouth Road. Continue for approximately one mile, where the property will be found on your left-hand side.

Postcode for Sat Nav: EX24 6NR

What3Words:



Heating is Air Source Heat Pump



Sewerage is mains drainage



Electrics is mains supplied



Telephone and broadband not yet in contract.



Water is mains supplied



Several Mobile Networks currently show as available (02, Virgin, 3, Vodafone, EE)

ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

[Read the full report here](#)

AGENTS NOTE:

The current management company is Brooks Estates and they have estimated the annual service charge to be £242.16 per property.

If you have any questions about this property, or would like to arrange a viewing, please contact the Exeter office on 01392 427500



Freehold



Council Tax Band TBC



Semi-Detached house



Conservation Area N/A



Our Services

Property Acquisition
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HMO & Investment
Probate, Trustee & Executor Sales

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