



FORTNAM
SMITH & BANWELL

SWAN HILL ROAD COLYTON
£850,000

Swan Hill House

Swan Hill Road Colyford Colyton Devon EX24 6QQ

A beautifully restored, substantial Victorian, detached house, situated in the heart of the delightful village of Colyford. Currently trading as a successful Boutique B & B, however, would easily convert to a family home with apartment for additional income.

- Handsome 9 Bedroom Victorian Detached House
- Heart of Village Location
- Substantial House & Apartment
- Beautifully Restored Throughout
- Views over Axe Estuary & Countryside towards Sea
- Lovely Gardens

£850,000

Location:

Colyford boasts a thriving community with facilities including 2 public houses/restaurants, a butchers shop, Post Office/general stores, Parish Church and village hall and the highly regarded Colyton Grammar school. An historic tram runs alongside the stunning Axe Estuary, and Colyford common, which links both Colyton and Colyford with the nearby Victorian seaside resort of Seaton. The property is in an Area of Outstanding Natural Beauty, and is close to the Jurassic Coast. Colyford is approximately a 45 minute drive from Exeter and the M5 motorway, and Exeter International Airport. The ancient rebel town of Colyton is only a mile away and offers a wide selection of excellent local facilities, including a primary school. Axminster is about 5 miles inland, with mainline rail services to London Waterloo and Exeter.

Directions:

From our offices in Seaton, turn left into Harbour Road. At the first roundabout turn left. Continue along to the roundabout at the top of the Underfleet. Take the 3rd Exit into Fore St. Follow this road through the countryside where it becomes the Seaton Road. At the T Junction with the main road, the Colyford Village stores will be found on the left hand corner. Swan Hill House will be seen immediately opposite.

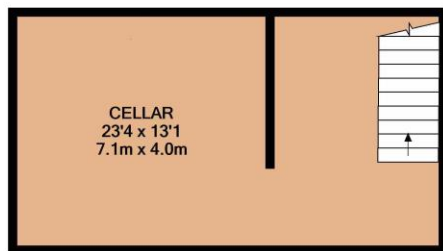
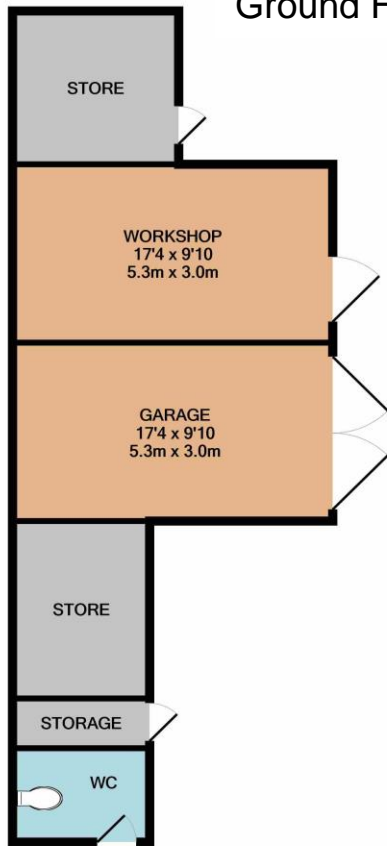
The Property: Swan Hill House is a delightful example of a Victorian Residence. This property has been restored and extensively improved over the years by the current vendors who like the previous owners have been successfully trading as a Bed and Breakfast. The property would easily lend itself as a large family home with potential for separation of some of the accommodation, if required, for additional income. Alternatively, this accommodation could be used by a dependent relative. Over the last ten years the property has been lovingly restored in keeping with the Victorian era. The decoration is beautifully done throughout with lovely touches including attractive, Victorian inspired wallpapered walls in the bedrooms. High quality en-suite bathrooms have been added to all the current letting rooms many of which have 'Fired Earth' tiling. Swan Hill House still retains many original features including, feature marble fireplaces, ornate cornices and ceiling roses, which along with extremely well-proportioned rooms and Bay windows to the principal rooms adds a great deal of charm to this flexible property. The property is entered via an enclosed front entrance porch to a grand entrance hall with original tiling and lovely sweeping staircase rising to the first floor. Either side of the hallway are two similarly sized rooms with large Bay windows, one of which opens to the large family kitchen which is fully fitted throughout. There is a comprehensive range of matching base and wall units with laminate worksurfaces with tiled splashbacks and a 7-burner double range cooker with extractor hood over. The Thorn floor mounted gas central heating boiler is housed here and there are the original servants call bells are on show. Accessed from the kitchen is a sizeable fully fitted utility room which then accesses a rear hallway which leads onto a rear bedroom with en-suite and a rear porch with access to the back of the property. There is a further en-suite bedroom on the ground floor. There is a lovely open plan galleried landing on the first floor which gives access to five rooms, four of which are en-suite bedrooms and two have lovely bay windows with delightful far reaching views towards the Axe Estuary and countryside surrounding. The fifth room is currently used as an office and has access to a balcony to the front which also takes full advantage of these views. From a half landing access is gained to an area comprising a WC and access to eaved storage space, one housing water tanks and a laundry room with a WC and sink in what we believe was the original hayloft. Original servants' stairs rise from the ground floor to a top floor apartment which has been used by the owners as private owner's accommodation whilst letting out all the other bedrooms for the business. This lovely apartment occupies the entire top floor and from the front rooms superb far reaching views are enjoyed. There is a sizeable living room with dormer window to the front and further velux to rear. There is a well fitted kitchen, three bedrooms and a lovely bathroom which has just been refitted. Accessed from the rear of the stairs is a useful Cellar store which consists of two rooms. This lovingly restored residence truly needs to be viewed internally to fully appreciate the exceptional quality of finish and size within.

Outside: A stone front wall with pedestrian gate leads to a pathway leading to the front door with lawns either side and mature flower beds and borders. To the side of the property there is a short shared driveway which leads via large double gates to a sizeable gravelled car parking area with space for 7/8 cars. Beyond the car parking area there is a lovely rear garden which is predominantly walled which incorporates a lawn with central pathway, two attractive seating areas, and several apple and plum trees and a Greenhouse. This mature garden also has a range of rectangular beds planted with a mix of roses, productive fruit, vegetables and herbs. This is a lovely traditional garden which is not overlooked by neighbouring properties.

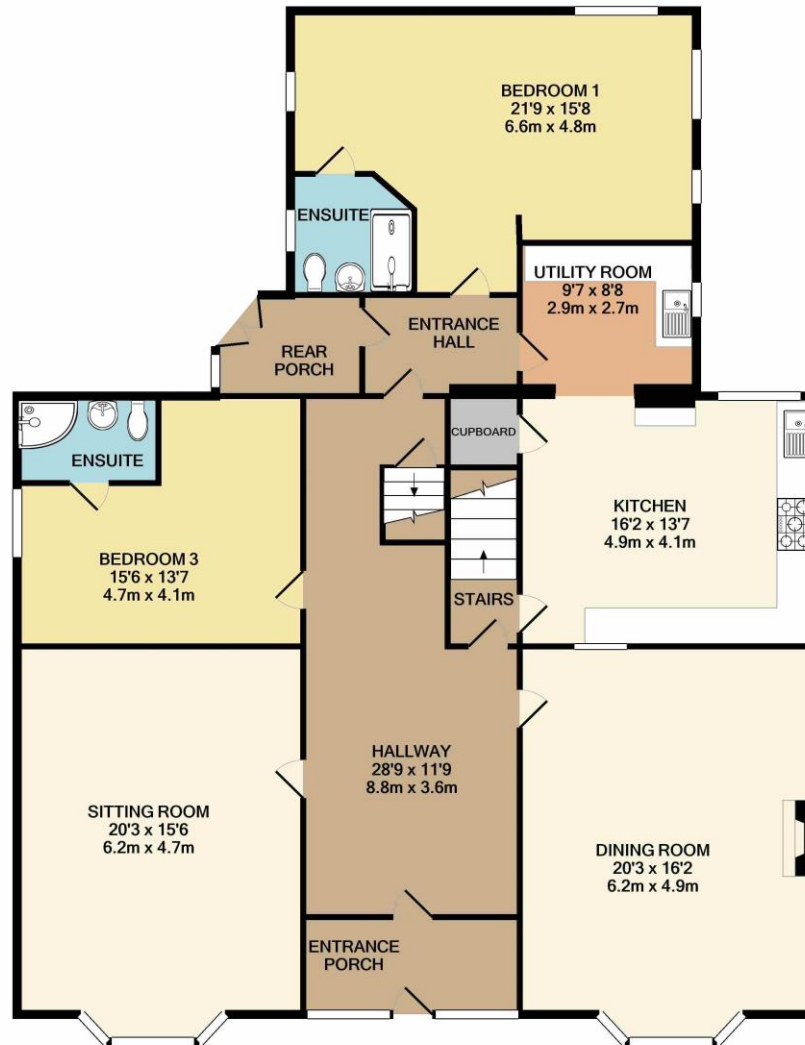
Garage & Outbuildings: 17' 4" x 9' 10" (5.28m x 3m)

There is an traditional outbuilding which comprises as Garage measuring approx. 17' 4" x 9' 10" (5.28m x 3m) with a loft storage and a storage room off. There is an additional Workshop again measuring approx. 17' 4" x 9' 10" (5.28m x 3m). In addition to this there are two further storage areas and an external WC. This outbuilding could lend itself to alteration or addition subject to any necessary planning permission.

Ground Floor, Cellar & Outbuildings Floorplans



BASEMENT LEVEL
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 2526 SQ.FT.
(234.6 SQ.M.)

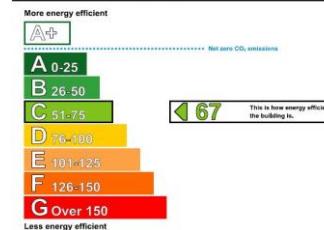
TOTAL APPROX. FLOOR AREA 5675 SQ.FT. (527.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Performance Asset Rating



Viewings by appointment through:

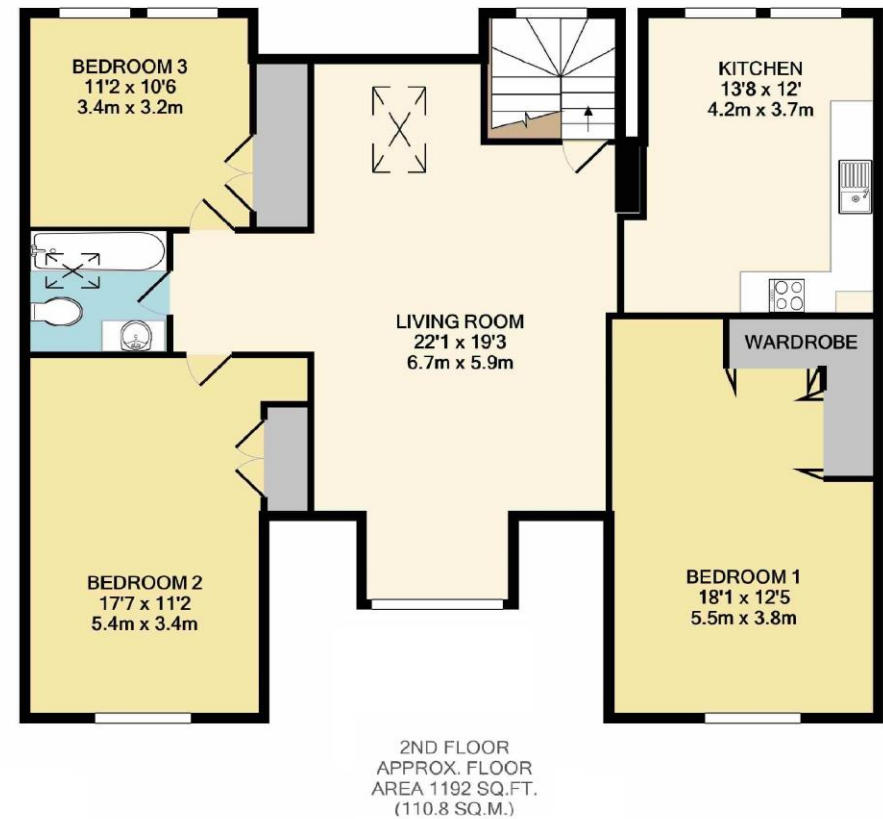
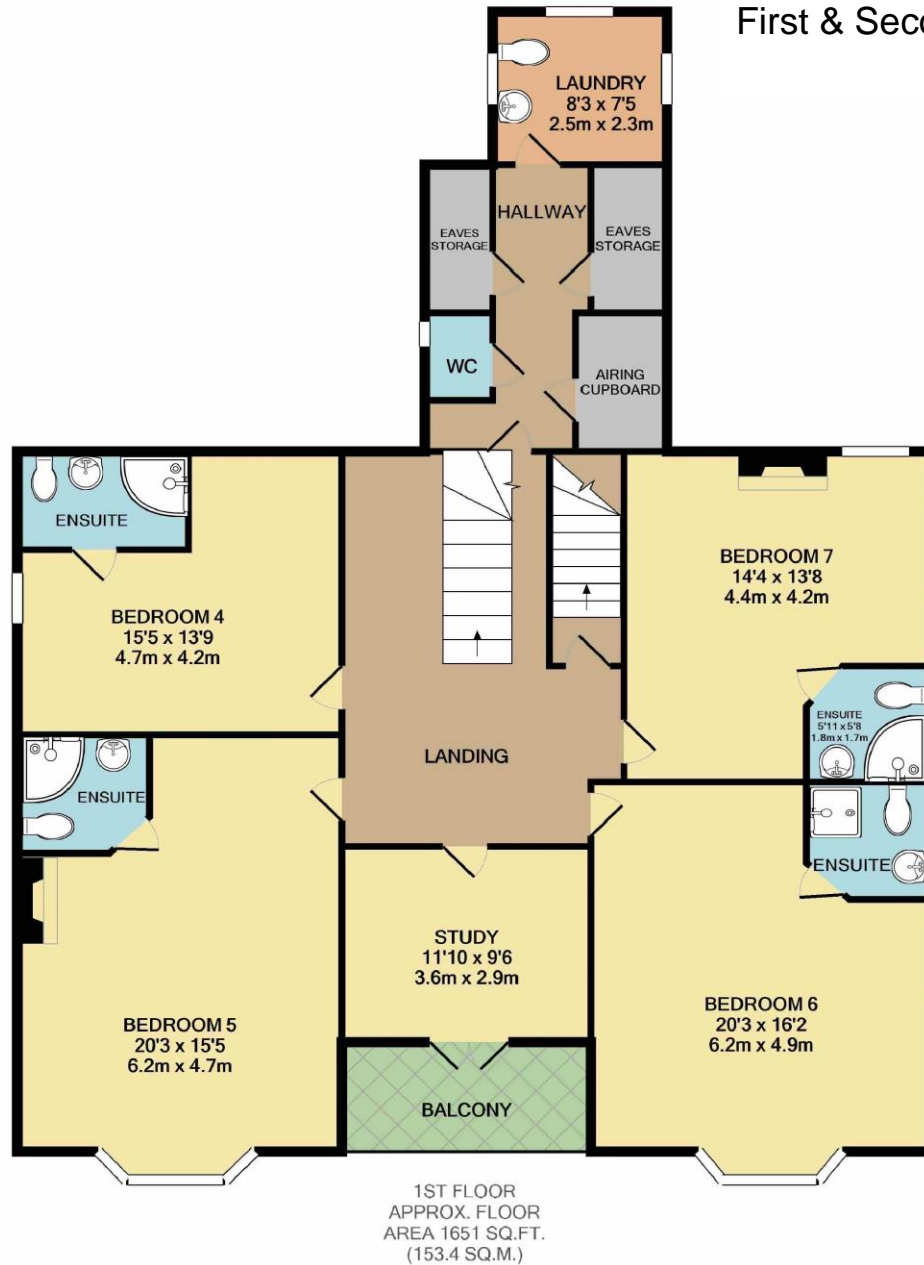
Fortnam Smith & Banwell

1 Vintage Courtyard, Seaton EX12 2JZ

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Our Ref: DSS2820

First & Second Floor Floorplans



The Property Misdescriptions Act 1991

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