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Medlake Cottage
Hittisleigh, Devon EX6 6LG

£675,000 Freehold



The Property

Medlake Cottage sits in 0.46 acres of garden enjoying rural views amidst beautiful Devon countryside. The cottage is thought to date from the 1600s and offers many original character features including a large stone fireplace and many exposed structural beams. The accommodation is spacious and bright with plenty of windows and good ceiling clearances and it comprises an entrance hall, a big sitting room, a music room, a kitchen/dining room, an office/third bedroom, a study, utility room and w.c. on the ground floor. Upstairs there is a large double bedroom with an ensuite shower room, a second large double bedroom and a family bathroom. The house is centrally heated by oil to radiators. The gardens are partly laid to lawn with a large patio and a gravelled sitting space, a swimming pool and terrace, garaging for six cars and parking and turning space. Fowlers very strongly recommend viewing this charming home.

Situation

Medlake Cottage is situated in a quiet spot at the very edge of the village of Hittisleigh in beautiful Devon countryside. It is only 2 miles from the A30 dual carriageway enabling very easy access to Exeter and the M5. The village has a Parish church and village hall and is a very sociable community. It is within easy reach of Chagford, Crediton or Okehampton. Hittisleigh is quite an active community with a Parish church, village hall and regular Farmers Market.

Council tax band

Band F

Services

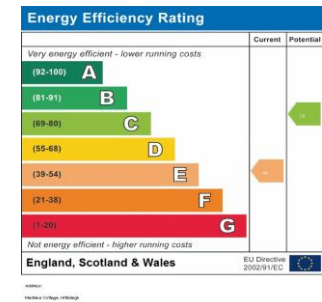
Mains water and electricity. Septic tank drainage. Oil by private contract.

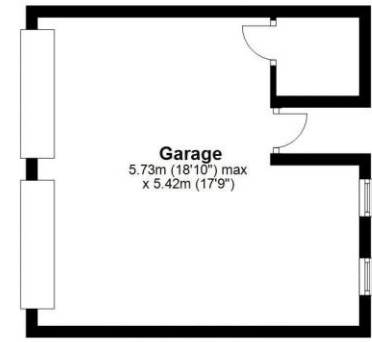
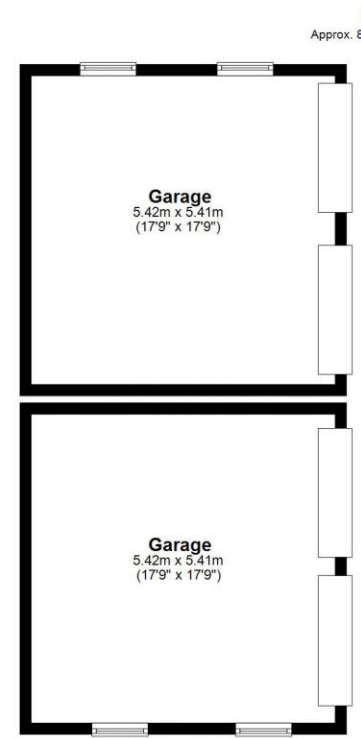
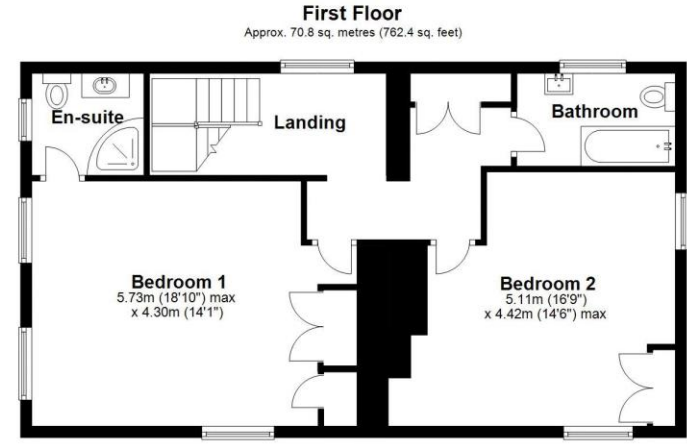
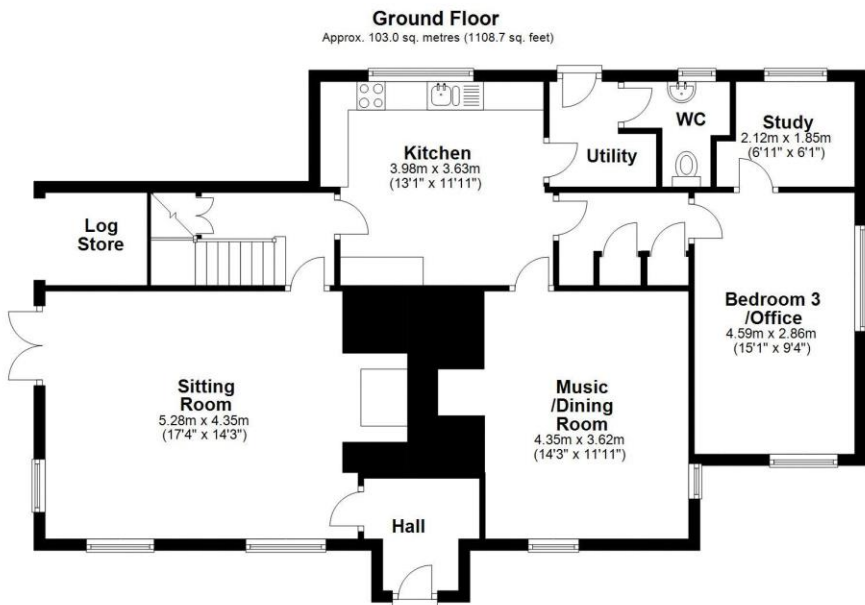
Directions

What3Words : worthy.model.working From the A30 dual carriageway at Whiddon Down take the old A30 road eastwards signposted to Crockernwell, Cheriton Bishop and Hittisleigh but then take the first turning on the left signposted for Hittisleigh. After about 2 miles you will pass the Hittisleigh village boundary sign and Medlake Cottage will be seen on the left shortly afterwards.



- A spacious detached character 16th Century cottage in the Devon countryside with lovely views
- Gardens of 0.46 acres including swimming pool
- Two large upstairs bedrooms (one ensuite) and ground floor third bedroom/office and study
- Large sitting room with big fireplace and woodburner
- Music/dining room
- Kitchen/breakfast room
- Downstairs utility lobby and cloakroom
- Oil fired central heating
- Garaging for six cars
- Greenhouse





Total area: approx. 261.6 sq. metres (2816.1 sq. feet)

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. The 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 can be given.
Plan produced using PlanUp.



Entrance and hallway

A gravelled path from the lane leads to the porch which has an exterior light and a hardwood front door leading into the hall which has a slate floor with a mat well, two exposed feature timber lintels, a deep display niche and oak latched doors to the music room and the sitting room.

Sitting room

This is a big, spacious and bright room with a handsome stone fireplace to one end with back lit bread and proving ovens, a paved hearth and a fitted wood burner with a lined flue. Adjacent to the fireplace is a shelved recess and the ceiling has exposed structural beams and timbers. To the front there is a multi paned bow window with a window seat and there are two further multi paned windows and a pair of French doors to the garden on the west side of the cottage. There is a TV point, three wall light points, eight power points and a double panel radiator.

Dining/music room

This is a sunny double aspect room with two multi paned windows which has formerly been used as a dining room. It has a former fireplace with a wooden lintel and a brick paved hearth, exposed structural beams, a double panel radiator and a multi paned door to the kitchen/dining room.

Kitchen/dining room

A broad multi paned window looks out to the patio at the rear of the cottage. The kitchen is fitted with a range of hand built base and wall cabinets with roll top work surfaces, tiled splashbacks and worktop lighting, a double bowl single drainer composite sink and mixer tap with a tiled sill above, a glass induction hob, an eye level double oven/grill and a fitted microwave. There are six ceiling recessed LED downlighters, an electric heated towel rail, space for a dishwasher, an extractor fan and doors to the walk-through pantry, the utility room and the inner hall.

Walk-through pantry

This has fitted double ceiling height cupboards for dry goods, space for a freezer and doubles as the access corridor to the study/bedroom 3.

Bedroom 3/study

A glazed obscure door leads in from the passage to this bright room that was previously a ground floor bedroom. It has two multi paned windows, a central ceiling mounted spotlight cluster, plenty of power points, a double panel radiator and a door way to the office which was formerly the ensuite bathroom.

Office

This room is completely clad in painted timber and has a multi paned window looking out to the rear patio. Formerly this room was used as the ensuite bathroom to bedroom 3. The pipework is concealed but accessible. There are LED downlighters and a wall mounted electric convector radiator.



Utility lobby

This lobby has a ceramic tiled floor, a glazed double glazed door to the rear patio, a recess for a washing machine and a stacked dryer, space for coats and boots and a wall mounted electric heated rail for wet dog towels. A door leads to the w.c.

W.C.

This has a ceramic tiled floor, a low level w.c., a wash hand basin, a ceiling light point, an obscure glazed window and a wall mounted Warmflow oil fired central heating boiler.

First floor landing

A dog leg staircase rises from the centrally located inner hall and has oak posts and balusters and a matching balustrade on the landing. In the stairwell is a wooden plinth for display and on the landing is a multi paned window, a wall light point, a pendant light point and a ceiling recessed LED downlighter. Oak latched doors lead to all rooms and there are matching double doors concealing the linen cupboard where there is a factory insulated hot water cylinder and immersion heater and shelving.

Bedroom 1

A large and bright room with lovely rural views across the Mid Devon countryside. This spacious room is big enough for a very large bed which still leaves lots of floorspace and it has three multi paned windows, a double panel radiator, built in wardrobes with hanging rails and shelving, two wall mounted reading lights, two ceiling recessed downlighters and an oak latched door to the ensuite shower room.



Ensuite shower room

This is a smart room with fully tiled walls and floor, and a large fitted corner shower with a chromed built in thermostatic shower with a glazed shower screen and sliding double doors. A vanity unit is fitted and has a stone top and table top matching wash bowl with a chromed mixer tap and a light above and adjacent shaver point. The low level w.c. has a concealed cistern and there is an extractor fan, a plumbed dual fuel chromed towel rail, four ceiling recessed downlighters, an extractor fan and a side facing obscure multi paned window.

Bedroom 2

A very spacious second bedroom with three multi paned windows and views to the beautiful Mid Devon countryside. It is big enough for a large bed and has a built in double wardrobe and a double panel radiator.

Bathroom

This smart bathroom has a polished stone floor and painted timber clad walls with a multi paned obscure window facing to the rear. It is fitted with a white pressed steel bath with marble bath/shower splashbacks to ceiling height, shower/mixer taps, a fitted shower curtain rail, a pedestal wash hand basin with a mixer tap, a low level w.c. with a concealed cistern, a white dual fuel towel rail, a shaver point and five LED ceiling recessed downlighters.





Loft

Accessed via a hatch in the landing there is a large loft space divided into two sections, this loft has plenty of space and natural light via a window in the apex of the roof. This space could be used to create a further bedroom subject to planning.

Exterior

Swimming pool

A set of steps lead up to the pool terrace. The pool terrace enjoys a view to the countryside and is sunny and private. It has a paved pool surround with a sunken pool plant room. The pool itself measures approximately 21' x 30'/6.4m x 9.14m.

The grounds

A visibility splay leads from the lane to the double gates into Medlake Cottage which has a tarmac driveway to the parking area and three double garages. From the parking area a gravel path leads alongside the cottage to the front porch. A set of steps lead up from the tarmac drive to a raised grassed area behind a stone retaining wall and further steps lead to the aluminium framed greenhouse (12'1" x 8'3" / 3.68m x 2.51m). On the western side of the drive is a grassed area sheltered by mature oaks and with a view to the surrounding countryside. Between the drive and the cottage is a lawn with super rural views and a gravelled terrace where there is space for a table and chairs. To the immediate rear of the property is a broad patio area bounded by a retaining wall and stretching across the entire rear of the cottage. A set of steps lead up to the pool terrace. The pool terrace enjoys a view to the countryside and is sunny and private. It has a paved pool surround with a sunken pool plant room. The pool itself measures approximately 21' x 30'/6.4m x 9.14m.

Recessed log store

Recessed into the side of the cottage beneath the ensuite shower room is a log store.

Garaging

There are three double garages with metal up and over doors. Two of them have separate personnel doors and all have windows, power and light. The doorway openings are all 7'1/2.13m. Internally they are all at least 17'9 wide/5.41 and at least 17'11"/5.46m deep.





VIEWING BY APPOINTMENT ONLY

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