



West Hill Road, West Hill, Ottery St. Mary, EX11 1UZ

Ottery St. Mary

Guide Price
£800,000

Situation.

Set within the picturesque rolling countryside of East Devon, the sought-after village of West Hill enjoys an idyllic yet highly convenient location just two miles from the historic market town of Ottery St. Mary. This thriving village offers a welcoming community feel, complete with a well-stocked store, post office, and an Ofsted Outstanding primary school. Everyday amenities are complemented by the excellent facilities of Ottery St. Mary, including independent shops, cafés, restaurants, a supermarket, and further schooling.

The area is perfect for lovers of the outdoors. With the East Devon Area of Outstanding Natural Beauty on the doorstep, there are endless opportunities for walking, cycling, and horse riding through unspoilt countryside. The spectacular South West Coast Path and a choice of beautiful beaches are within easy reach, while keen golfers will appreciate the nearby courses at Sidmouth, Honiton, and Woodbury Park.

Despite its peaceful rural setting, West Hill is exceptionally well connected. The A30 provides swift access to the city of Exeter and the M5, while local train stations and Exeter Airport make travel further afield simple. The stunning Jurassic Coast and the popular seaside towns of Sidmouth and Exmouth are also just a short drive away, offering the very best of Devon's coast and countryside within easy reach.

Education in the area is highly regarded, with West Hill's outstanding-rated primary school, the outstanding King's School in Ottery St. Mary, and a number of excellent independent options nearby, including St. John's School in Sidmouth.

Approximate Distances:

Ottery St. Mary town centre – 2.2 miles
Whimple station – 4.8 miles (18 mins to Exeter St. David's)
Exeter Airport – 6.5 miles (1 hr to London City Airport)
M5 Junction 29 – 8.0 miles
Exeter city centre – 11.0 miles
Exeter St. David's – 12.1 miles (2 hrs to London Paddington)



Description.

Brick House Farm is a beautifully presented former farmhouse, blending period charm with modern comforts. With four bedrooms, generous living spaces, landscaped gardens, and a private woodland backdrop, it offers a rare opportunity in this sought-after village.

Accommodation.

Built of brick and stone, Brick House Farm is one of the few period properties in this sought after village. Throughout the property there is an abundance of charm, with its exposed beams and impressive inglenook fireplaces complemented by thoughtful modern features such as triple glazing and gas fires, to provide the best of both worlds. Approached via a shared driveway and private gated entrance, the house offers excellent proportions and a warm, welcoming atmosphere.

The accommodation is arranged to provide both elegance and flexibility. From the reception hall, the sitting room enjoys an exposed brick fireplace and French doors opening to the front garden, while the formal dining room, with its striking inglenook fireplace and timber mantle, offers an inviting space for entertaining. Adjoining is a study and a versatile ground-floor bedroom with en suite bathroom, creating the option of a self-contained annexe or welcoming guest suite.

At the heart of the home, the farmhouse kitchen is a true delight, featuring a walk-in pantry and views across the gardens, complemented by a rear porch and utility area. A secondary reception hall with stairs leads to the first floor, where there are three further well-proportioned bedrooms and a family bathroom, completing the four-bedroom layout.



The gardens and grounds are equally impressive. A five-bar gate opens onto a large gravelled driveway with ample parking, bordered by mature shrubs and planting. To the rear, expanses of lawn are interspersed with well-stocked beds and enclosed by fencing and hedging, providing a tranquil and private setting. A detached conservatory sits on the lower patio, while an upper terrace offers the perfect spot for al fresco dining. Beyond, a woodland copse forms a secluded backdrop, ensuring peace and privacy while both the front and rear gardens enjoy sunshine throughout the day.

Services.

Mains gas, water, electric and drainage are all connected.



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