



Higher Yellands
Holly Ball Lane | Whimble | Exeter | Devon | EX5 2QX

HIGHER YELLANDS

A beautiful detached property, set amidst meticulously landscaped gardens that feature a swimming pool, tennis court, former stables, and a generous vegetable plot. This attractive estate also includes a three-bedroom annexe, currently generating rental income.



KEY FEATURES

INSIDE

The large dual aspect reception room enjoys plenty of natural light and views to the front and to the rear through the conservatory. This inviting space features a beautiful Edwardian working fireplace.

A separate dining room provides the perfect place for entertaining and for formal dining, with a pretty outlook to the front and a striking deep fireplace and wood burner with storage on either side, provide a focal point.

The dual-aspect kitchen has been extended to incorporate a delightful family area, featuring a comfortable seating space that offers views of the stunning manicured garden through sliding doors. A full length window further enhances the picturesque garden views. Additionally, strategically placed Velux windows flood the area with natural light.

Connected to the kitchen is a spacious utility and boot room, which conveniently houses the boiler and offers an abundance of storage. A door opens out to the charming courtyard, where there are former stables and outbuildings.

Spanning the rear of the reception room is a spacious conservatory, complete with a charming water pump. A door leads to another generously sized room with its own cloakroom. This versatile space is currently used as a study and playroom.

From here, a rear lobby not only offers additional storage but also showcases the original cider press. Featuring a separate entrance and staircase, this space presents excellent potential for multigenerational living, enhancing the home's versatility and functionality.

The elegant glass and oak staircase ascends to an expansive master bedroom that boasts stunning triple-aspect views of the picturesque countryside. French doors with a charming Juliet balcony, provide a delightful spot to soak in the surroundings. This incredible room also features a stylish en-suite shower room and a convenient storage/dressing room adding further flexibility and functionality to this room.

The primary staircase leads from the entrance hallway to the first floor, where there are three further double bedrooms and a single bedroom. Each of the double bedrooms is equipped with generous built-in furniture, with Bedroom 2 featuring a delightful window seat and Bedroom 3 boasting a cosy fireplace as its focal point. Bedroom 4, while accessible from the landing, also includes an interconnecting door to the master bedroom for added convenience. The family bath and shower room is spacious and offers ample built-in storage.













SELLER INSIGHT

“ Living at the end of the road has provided us with a wonderful sense of peace and security. The large garden is a tranquil haven, featuring a tennis court and swimming pool where we've enjoyed countless hours watching the kids swim and play. We have had some seriously good games ourselves with friends, holding "Whimledon"! The pool is equipped with a sectional lift-up cover, which ensures it keeps clean in the Winter and warms up quickly in the Summer, although there is a gas pool heater if needed.

The cottage has offered us a good income, and we've met many lovely guests over the years. Its seclusion ensures we're rarely disturbed, while still being close enough to assist if needed.

This house has been a fantastic family home, perfect for raising our children and welcoming our grandchildren. The bedroom above the cider press room doubles as our summer retreat and guest space, complete with an en-suite and stunning views through the French doors and Juliet balcony.

We love entertaining in the kitchen during summer, with easy access to indoor and outdoor seating, while the cozy dining room, heated by 'Big Bertha' our Jotul wood burner, is perfect for winter gatherings.

The conservatory is a cherished space where I enjoy pottering around. . It has the original water pump which could be connected, as we have our own Well.

The sitting room has a cosy end by the fireplace to relax in, while the spacious area on the opposite side accommodates gatherings of family and friends.

The ideal office/playroom set up is a real bonus for our family, especially having a toilet close by for the grandkids!

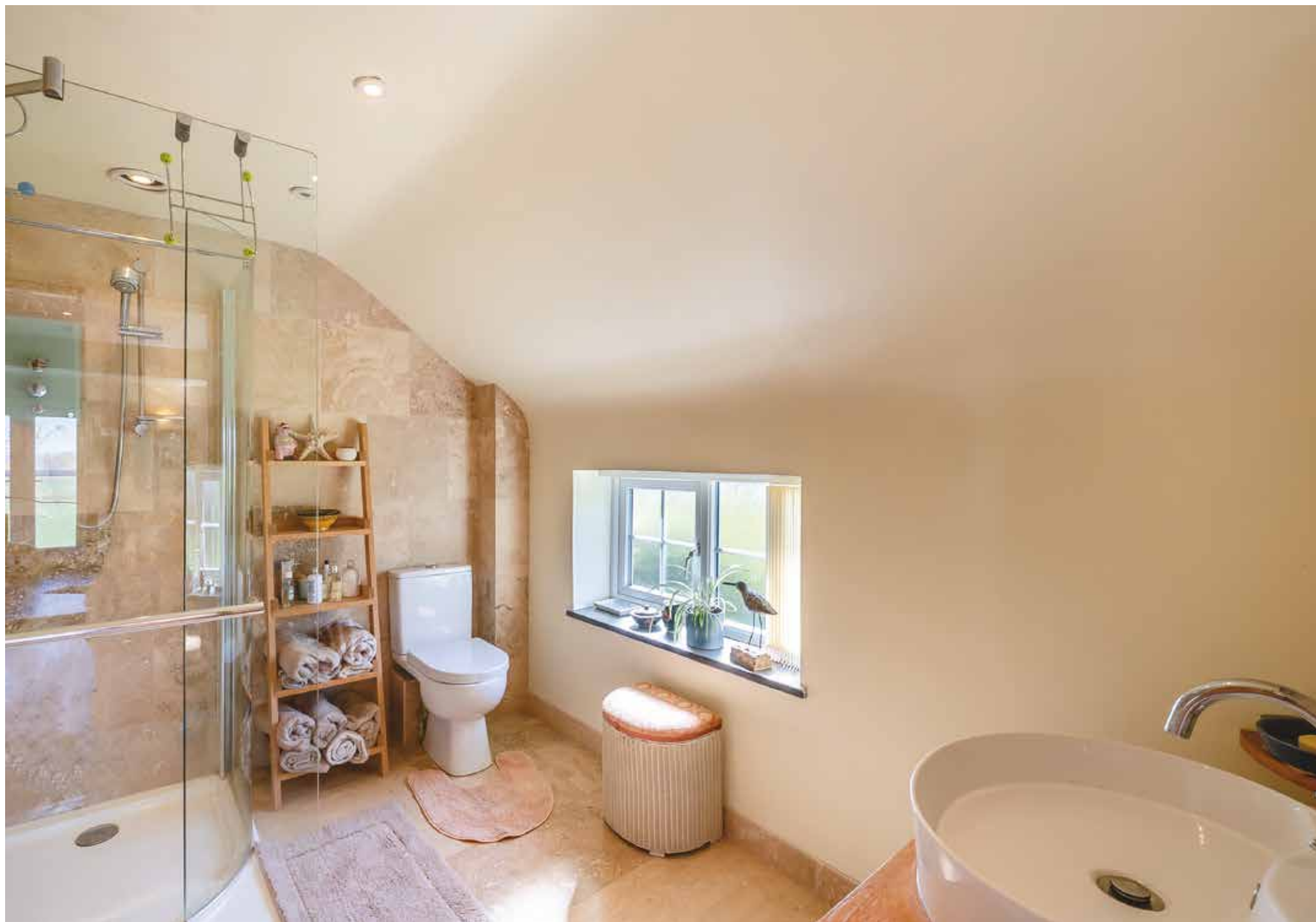
We have several outbuildings, some of which were originally stables from when we had donkeys and horses. These structures offer ample storage space and include a workshop, as well as a feed store for our chickens and ducks. One of the outbuildings houses an outdoor shower, perfect for rinsing off dirty dogs and kids!

We have doves that live in the dovecote and watching the doves bathing in the ponds is a pure delight.

The vegetable garden with polytunnel, greenhouses and fruit cage keeps us supplied all year-round. We also enjoy a productive fig tree and kiwi plants.

Our garden, with its many "zones" to explore, is home to newts, frogs, and visiting hedgehogs in summer. This home has been a sanctuary for us, and we look forward to seeing the next family create their own cherished memories here.*

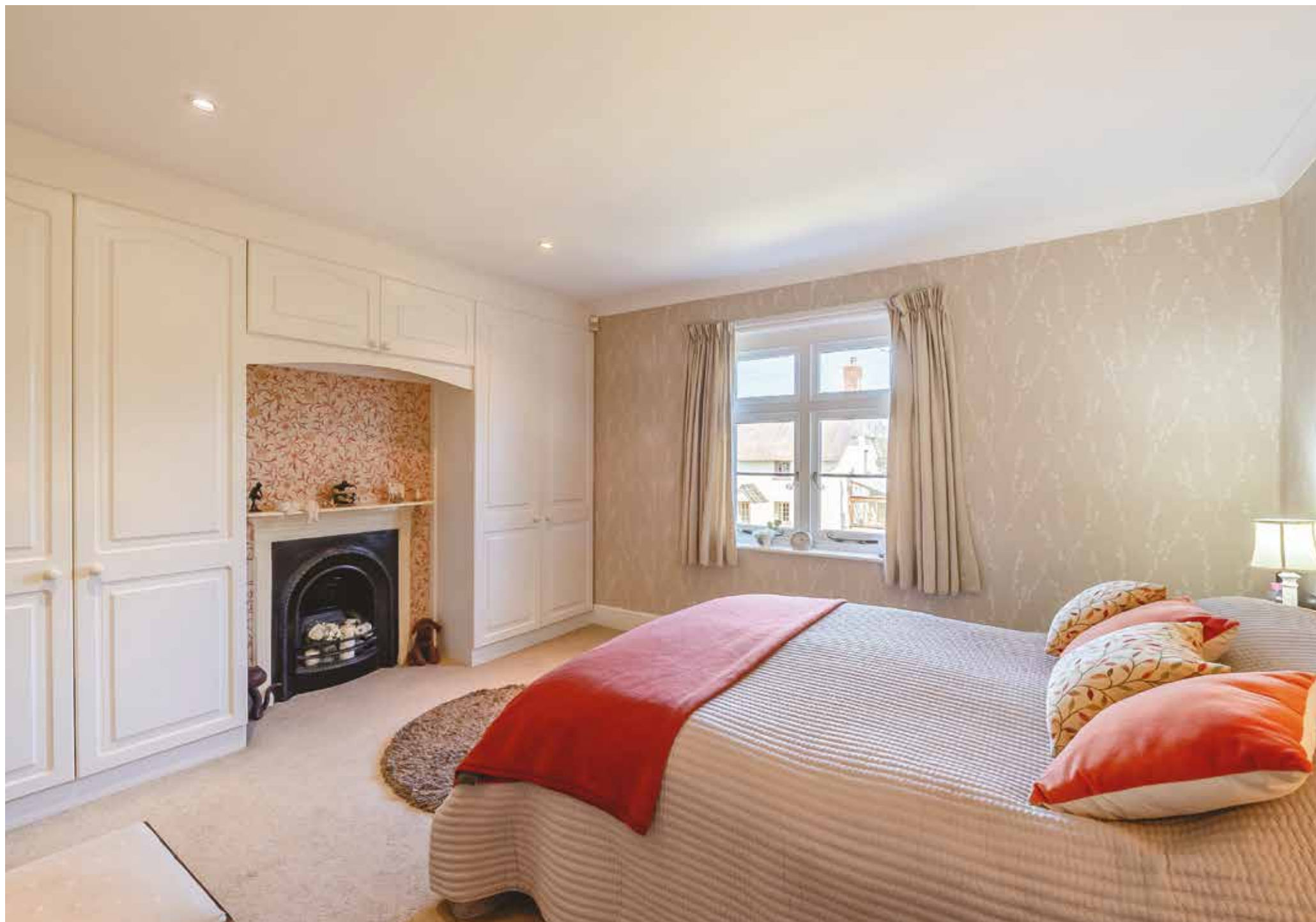
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















KEY FEATURES

Garden:

The grounds of Higher Yellands are a true delight. The large south-west facing garden is beautifully and expertly manicured with a tranquil pond within the shade of a mature willow tree and an outlook over fields beyond the garden. A secluded seating area within the topmost corner, provides the perfect place to escape from the rest of the world, whilst enjoying the serene rural views.

There are several seating areas which allow you to follow the sun around the garden. A large sun terrace spans the rear of the property, with access from both the kitchen and the conservatory, providing perfect opportunities for indoor/outdoor living. A gravel path connects the sun terrace, which has access to the courtyard, the swimming pool, tennis court, and the kitchen gardens.

The Courtyard:

The courtyard can be accessed from the garden or through a door situated between the kitchen and the utility room. The courtyard contains former stables, workshops and various outbuildings.

The larger stable was once used for milking cows, while one of the outbuildings previously accommodated a hot tub, and includes a shower, dual-aspect windows, and a Velux window. This outbuilding also has convenient overhead storage. The stone feed shed provides exceptional cool storage, perfect for keeping apples and eggs fresh. Enhancing the courtyard's appeal are several raised planters, a mature tree, and a delightful dovecote, creating a lovely outdoor environment.

Recreational Area:

The gravel path leads to a raised seating area that offers stunning views of the garden while being conveniently located near the tennis court and swimming pool, making it an ideal spot for both relaxation and socialising. The swimming pool features a sectional cover designed for optimal heat retention, enhancing its usability throughout the seasons. This space beautifully combines the opportunity for exercise and leisurely enjoyment in the comfort of your own grounds.

Kitchen Gardens:

Beyond the tennis court lies a spacious vegetable plot, complete with a poly tunnel and greenhouse, as well as an additional large greenhouse and a fruit cage for cultivating fresh produce. There is also a duck pond and a chicken run as well as storage sheds and a log store.

Annexe:

The detached cottage is thought to be 16th Century and consists of 3 bedrooms, one of which has an en-suite. The reception room is on a mezzanine level and enjoys light and views from the Juliet balcony. The property has zoned underfloor heating, offroad parking and is currently tenanted.

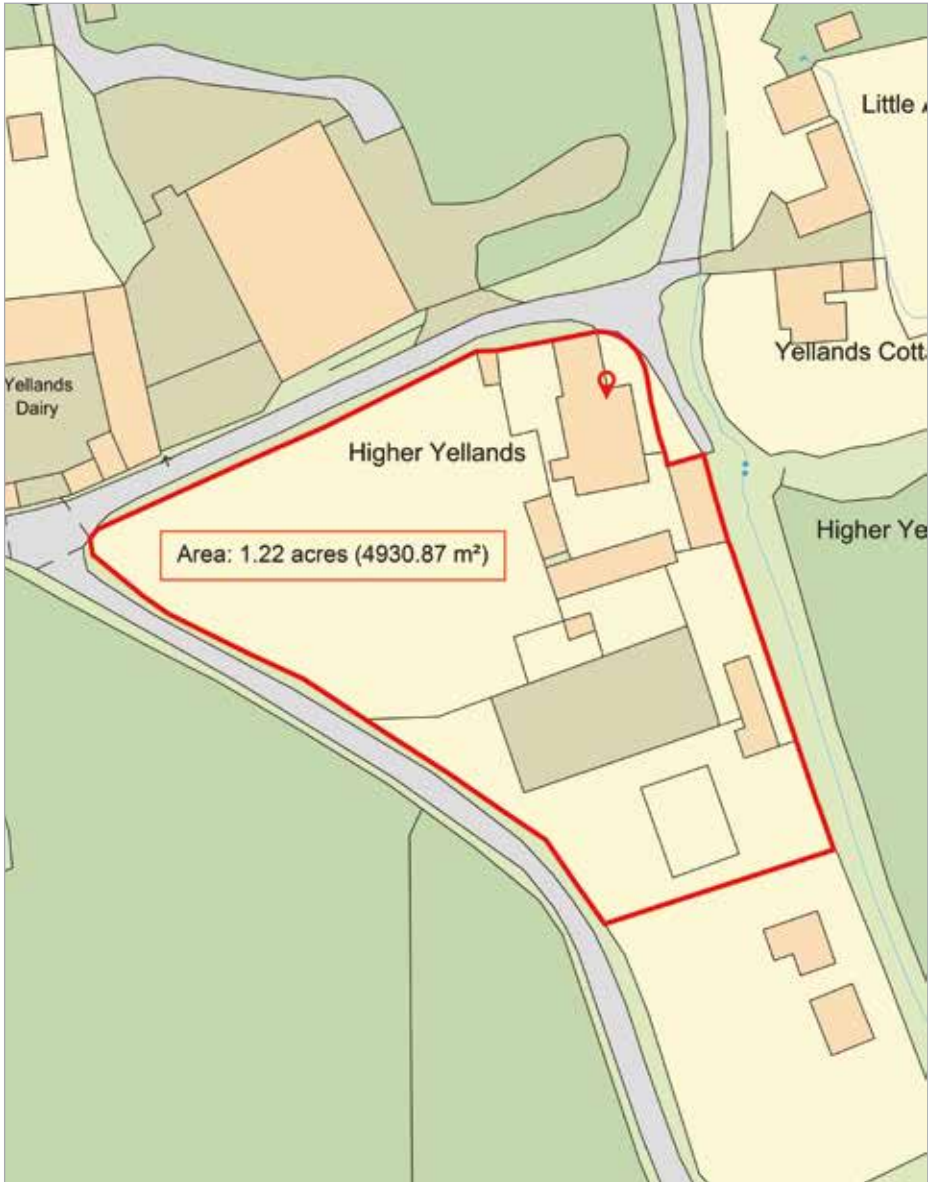
Parking:

There is off road parking for several vehicles, including separate parking for the annexe.









INFORMATION

AREA DESCRIPTION:

Whimble is a charming Devon village renowned for its picturesque countryside, traditional stone and thatched homes and a strong sense of community. It has a local village shop, and two pubs, one within walking distance of the property. The village boasts a convenient main line train station and offers easy access to the stunning beaches of Sidmouth and Exmouth, as well as Dartmoor, with numerous walking and cycling paths nearby. Escot Estate, just a couple of miles away, is ideal for long walks with dogs. The M5 and A303 provides easy access to the historic city of Exeter and beyond, making it a perfect location for those seeking a tranquil rural lifestyle with urban amenities close at hand.

Services:

Combi boiler, Oil fired, 2 Septic tanks
Local Authority: Devon Country Council
Council Tax Band: F

Main House



Annexe



Higher Yellands Holly Ball Lane, Whimble, Exeter, Devon

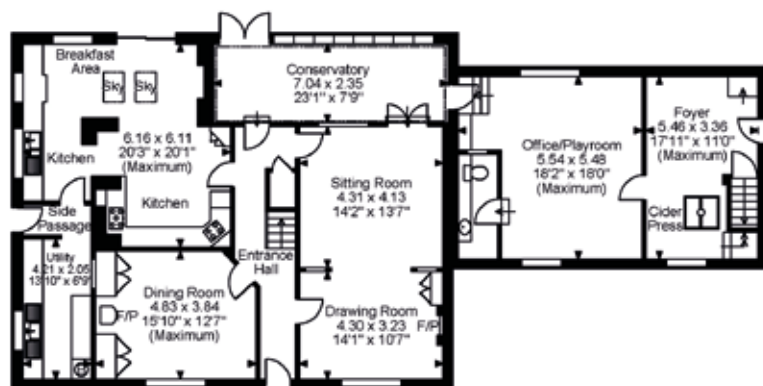
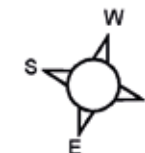
Approximate Gross Internal Area

Main House = 3292 Sq Ft/306 Sq M

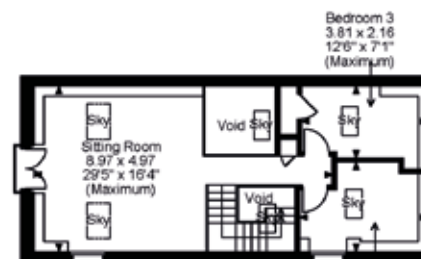
Cottage = 1125 Sq Ft/105 Sq M

Outbuilding = 1500 Sq Ft/139 Sq M

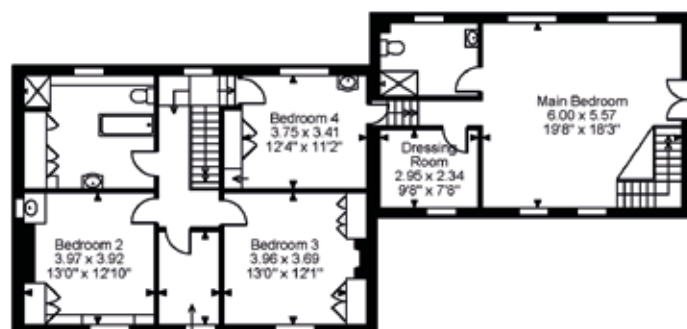
Total = 5917 Sq Ft/550 Sq M



Ground Floor



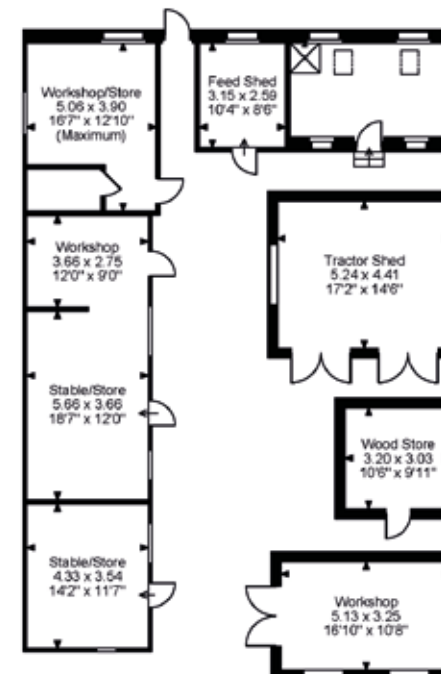
Cottage First Floor



First Floor



Cottage Ground Floor



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The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: F
Tenure: Freehold



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