



Medlake Cottage, Hittisleigh

Guide Price £650,000

HELMORES
SINCE 1699

Medlake Cottage

Hittisleigh, Exeter, EX6 6LG

- Beautiful detached village house
- 3 bedrooms and 2 bathrooms
- Separate study and utility rooms
- Ideal for rear extension
- Not listed
- Half acre plot
- Terrace and swimming pool
- Ample parking and 6 garages

The Mid-Devon villages not only vary in size and population, but also in accessibility. Hittisleigh is one of the smaller villages but is ideally located with the larger villages of Spreyton and Cheriton Bishop nearby, each with local shop, primary school and easy access to the A30 for onward road links. For secondary schools, a school bus runs to Crediton and there are a number of state and private schools in Exeter to choose from.

The house dates back hundreds of years with the oldest parts believed to be circa 1600's but more recent additions and improvements have led to what it is today. The house is a really good size with plenty of windows making it a light property, something that can't be said for a lot of period cottages. The layout has been altered to suit the current owners with 2 large double bedrooms, each with it's own bathroom on the first floor but this could be reverted to provide 3 bedrooms to the first floor if a new owner preferred.





On the ground floor, the 2 large reception rooms allow for flexible use and there's a 3rd bedroom on the ground floor too with an adjoining study. The kitchen and utility room sit at the rear and it was a longer term plan to alter this arrangement and perhaps push out at the rear to create a wonderful kitchen/family room out into the garden. The house isn't listed and therefore there should be straight forward routes to planning and improvements should they be desired. The house has oil fired central heating and a wood burner.

Outside, the entire plot extends to just under half an acre with it's own driveway in and wrap around gardens. The previous owners were car enthusiasts and due to this, there's ample parking in the driveway and a total of 6 garages are included in the sale. There are 3 double garages and these would suit a range of uses from vehicles to storage and even hobby space (office/gym/studio). To the rear and extremely private is a swimming pool with a paved terrace, a lovely addition and has been thoroughly enjoyed on many occasions. We love the fact that the plant room for the pool is sunken so it's not on show. The gardens beyond are well established with a variety of plants, shrubs and trees and plenty of lawn too adding to the feeling of space and privacy. As well as the garaging, there are further stores and a greenhouse and hidden to the left of the entrance is a level lawn, ideal for out of the way garden games.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2024/25-
£3406.17

Approx Age: Original parts C16 with later additions

Construction Notes: Cob/stone/block with slate roof

Utilities: Mains electric, water, telephone & broadband



Broadband within this postcode: Recommended to use over air for fast connections

Drainage: Private drainage (Septic tank)

Heating: Oil fired central heating

Listed: No

Conservation Area: No

Tenure: Freehold

Nestled in the heart of Devon, Hittisleigh is a charming village lying just north-east of Dartmoor, offering the perfect blend of tranquillity and community spirit. Just 7 miles from Crediton and 14 miles from Exeter, it provides an idyllic countryside escape. The village is rich in history, boasting picturesque landscapes and historic architecture, including the beautiful 13th-century St Andrew's Church and a welcoming village hall that serves as the community's hub.

The village's proximity to the A30 ensures quick access to Cornwall, Exeter, and the M5 motorway, making it an ideal spot for those seeking a peaceful rural lifestyle without being too far from major destinations.

DIRECTIONS

For sat-nav use EX6 6LG and the What3Words address is [///record.should.party](https://www.what3words.com/record.should.party) but if you want the traditional directions, please read on.

From the A30 at Whiddon Down take the "old A30" eastwards signposted to Crockernwell, Cheriton Bishop and Hittisleigh. Then take the first left turn signposted for Hittisleigh. After about 2 miles you will pass the Hittisleigh village sign and Medlake Cottage will be seen on just on the left.



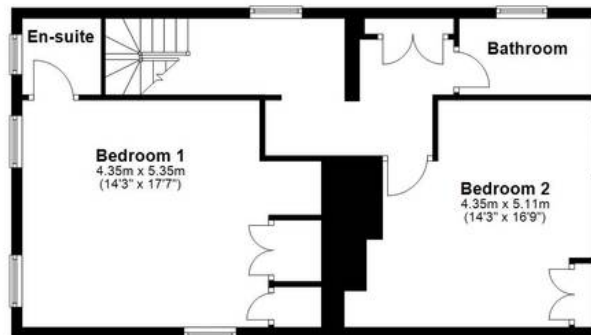
Ground Floor

Approx. 182.7 sq. metres (1966.3 sq. feet)



First Floor

Approx. 64.2 sq. metres (690.7 sq. feet)



Total area: approx. 246.8 sq. metres (2657.0 sq. feet)





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