



Hunters Lodge, Hittisleigh

Guide Price £695,000

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Hunters Lodge

Hittisleigh, Exeter, EX6 6LE

- Large detached bungalow
- 4 bedrooms and 3 bathrooms
- Excellent condition
- Stunning rural views
- 20 mins to Exeter/Okehampton
- 0.6 acre plot
- Ample parking and double garage
- Additional detached barn (potential)
- 3.5 acres available nearby

Hittisleigh is a small rural hamlet between the villages of Yeoford and Spreyton in Mid Devon, an ideal location for exploring this beautiful county. As well as both north and south coasts being less than an hour away, Exeter and Okehampton are both 20 mins away with the A30 providing quick and easy access. There's a choice of village primary schools locally as well as the school bus stops outside for secondary school students. It's a quiet location, away from main roads and yet there's an excellent community on offer for those who want to be involved.

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The property has been greatly improved by the current owners who have been here for over 30 years. During this time, the bungalow is unrecognisable with multiple extensions and improvements coming together to create a wonderful, spacious property with plenty of light and some incredible rural views as the property backs onto fields on two boundaries. The room sizes are generous throughout and we particularly love the main bedroom with a stylish ensuite and walk in wardrobe, not to mention the incredible outlook. As well as increasing the size of the property, the works didn't stop there. There's modern uPVC double glazing and good levels of insulation plus an MVHR system (mechanical ventilation and heat recovery) which allows fresh air to be circulated whilst not losing heat. There's a Grant oil fired boiler powering the central heating plus a wonderful Rayburn in the kitchen which is a lovely addition. As one would expect for a bungalow of this size, there are 4 bedrooms, 3 bathrooms and 3 reception rooms, plus the heart of the room is a sociable kitchen/breakfast room and a separate utility room.

From the entrance hall, a door leads to the attached double garage (without needing to step outside) which means easy access all year round and an electric door adds to the convenience. The entire plot extends to approx. 0.6 acres and is predominantly lawned gardens within natural hedging boundaries. There are several seating areas including patios and benches, all of which take in the rural vista. There is ample parking with room for a trailer/caravan/motorhome etc to the front, all of which is very handy. Along the front boundary is a detached barn which has been partly re-roofed (some further works will need to be done and roofing materials are included within the sale) and would be ideal for conversion into hobby/work or accommodation space (subject to planning). The barns are really useful as storage but are full of potential for those looking to further improve.



Agents' Note: There are 3.5 acres of additional level paddock (with road access and water supply) available a short walk down the country lane from the same seller – ask the agent for more details.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25- £2882.14

Approx Age: 1960's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Airband 30 – 40 Mbps

Drainage: Mains drainage (sewage treatment plant)

Heating: Oil fired central heating

Listed: No

Conservation Area: No

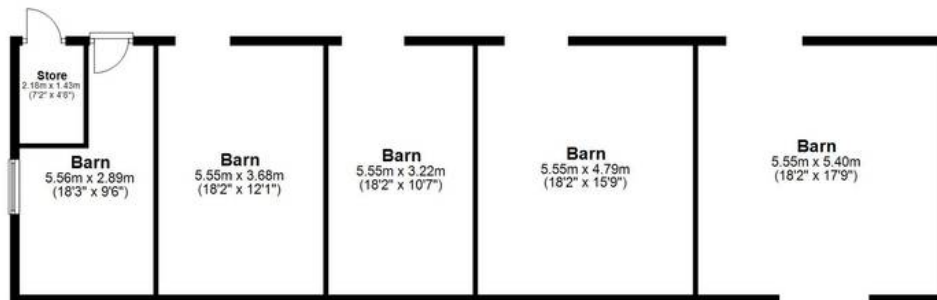
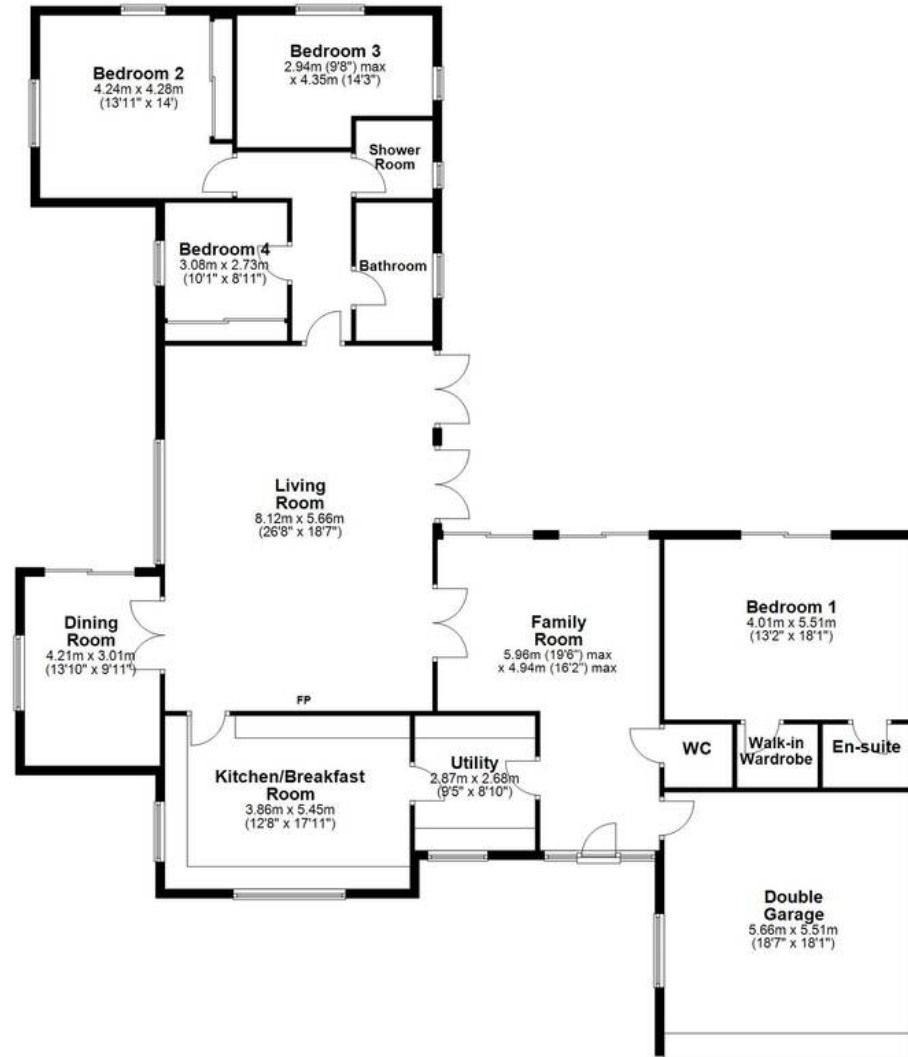
Tenure: Freehold

YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at the "best little beer festival in Mid Devon". In addition, and for those that prefer apples there is "Yeocider". The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub "The Duck" which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a "Messy Church" plus a nursery called Sweetpea's, which is currently rated "outstanding across all areas". There are lots of great countryside walks too.





Ground Floor
Approx. 312.2 sq. metres (3360.9 sq. feet)



Total area: approx. 312.2 sq. metres (3360.9 sq. feet)





SPREYTON is a pastoral village, a whisker to the north of Dartmoor National Park. The lands here are high and open, with sweeping views, dry stone walls and roving winds. The village is legendary for its connection to the cherished character 'Uncle Tom Cobley' of Devon folklore. It is thought that his infamous trip to Widecombe Fair (from the song) may have started in what is now the Tom Cobley Tavern – a family run pub, with a distinctive thatched bar and winner of the 2016 (and 2015) 'Exeter and East Devon's CAMRA Rural Pub of the Year' award. Supposedly, the local churchyard is also the final resting place of 'Tom Cobley' – but who really knows? Spreyton primary school is small, with a handful of pupils and benefits from attentive, dedicated teachers. For amenities there is a friendly, well-stocked village shop.

DIRECTIONS : For sat-nav use EX6 6LE and the What3Words address is ///enough.even.sweated



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