



Little Draycombe







# Little Draycombe Bendarroch Road

West Hill, Ottery St. Mary, Devon, EX11 1UR

A stylish and well presented family home offering spacious and adaptable accommodation with a detached annex, lovely gardens and views over nearby fields.

- Modern 4/5 bedroom family home
- Driveway parking and timber framed garage
- Detached one bedroom annex
- Adaptable accommodation
- Hi-specification modern kitchen with Aga
- Lovely garden room with wood burner
- Easy access in to Exeter and onto the A30
- Council Tax band: G
- EPC: C
- Freehold

£875,000

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## SITUATION

Little Draycombe is situated at the end of a private drive overlooking fields in this desirable East Devon village. Amenities include a church, hairdresser, dentist, garage, shop, a village hall and primary school. More extensive facilities and the highly regarded The King's School can be found in nearby Ottery St. Mary. Equally, Colyton Grammar school is within an easy commute. The popular coastal resorts of Budleigh Salterton, Exmouth and Sidmouth are a short distance away.

To the North is the A30, which allows access to Exeter in the West and Honiton in the East. Exeter provides excellent facilities, including an international airport and rail links on the London Paddington and Waterloo lines. Whilst Honiton, also on the London Waterloo line, has a twice weekly market, a range of shops, supermarkets and leisure facilities.

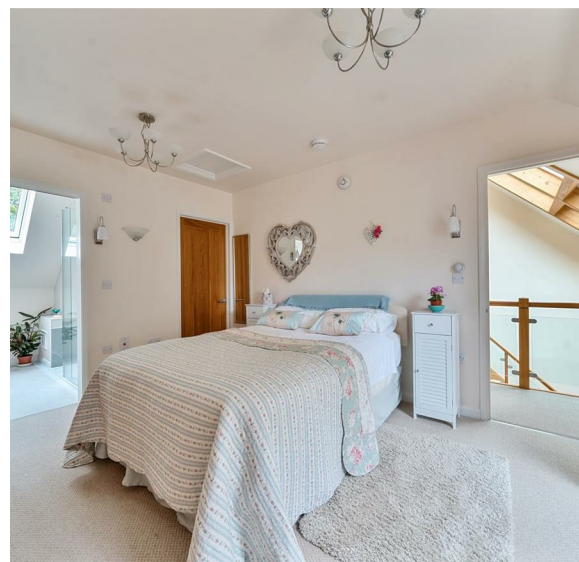
## DESCRIPTION

Constructed for the owners in 2012 this highly versatile detached family home offers spacious and well-planned accommodation. Its generous size and flexibility renders it equally ideal as a family country home with modern facilities for a growing family, for a busy couple with extensive hobbies, or for multi-generational living. Its south facing position down the private drive with the rear garden overlooking equestrian grazing give it serenity, whilst offering neighbourliness and easy access to transport links. This is a dwelling designed for relaxed entertaining of friends and family, with flowing spaces both inside and out and ample private areas for those quieter moments.

## ACCOMMODATION

From the front door one enters into an impressive vaulted entrance hall, with glass and oak balustraded stairs rising to the first floor. Straight ahead, double doors open into the splendid living and dining area with a free-standing Wamsler wood burner for cosy winter evenings. A bright double aspect room with two sets of French doors, its southern end links with the lovely vaulted garden room which adjoins the patio and front garden. There is a smaller room, ideal for use as a study or single bedroom next to the garden room. The other end of the living/dining space leads into the hi-specification kitchen/breakfast room via optional sliding glazed doors. There is an Aga for cooking with ancillary electric hobs, a double ceramic Franke sink and the usual appliances and facilities. A timber stable door leads out to a shady seating area. At this end of the ground floor is a large family room, with French doors to the rear lawn, which functions equally well as a formal dining room or downstairs bedroom. Other facilities downstairs include a shower room with WC, and a utility room with sink, external door, housing the new Worcester Bosch gas boiler for central heating/hot water, and the other utility services.

On the first floor, the landing area with four large windows catches all the morning sun and opens to four country style bedrooms and two bathrooms, one ensuite. The master shower ensuite has twin glass basins and a walk-in shower. Bedroom two has built-in wardrobes, and together with bedroom three has gorgeous countryside views overlooking the tranquil open fields to the rear. The fourth smaller bedroom, accessed from both the landing and the master bedroom, might equally serve as a nursery or dressing room. A family bathroom, again with twin basins has both a bath and large quadrant shower.





## OUTSIDE

The property is approached by a private driveway leading down to the house with a gravel parking area, detached annex and a timber garage with light and power. To the front are various seating/eating out areas, one laid to patio with sandstone which continues round the house. Beyond the patio is a small area of lawn and shrub beds with a hexagonal cedar glasshouse which works nicely either full of hothouse vegetables or as a sunny breakfast spot on a breezy day. Access to the rear is via both sides of the house, where there is a lawn garden overlooking the neighbouring fields and some fruit and vegetable beds. There are two outbuildings in the rear garden, one a childhood dream of a log cabin with a Chilli Penguin woodburner for when even the Devon weather is frosty. It faces west so also feels temptingly Mediterranean on a warm summer's evening with a glass of something long and cool. It has fibre broadband, power and light as its practical side and is currently also used as an office. The smaller timber building has a veranda and is a superb hobbies room, with a double Belfast sink, power and light. Currently it works as a country retreat summer kitchen to complement the BBQ.

## ANNEX

To the front of the property by the driveway is a well presented detached annex, fully insulated and ideal for a work space as it has fibre broadband. It currently has a single bedroom with folding doors from the living space with a Chilli Penguin wood burner/cooker, as well as a shower room with WC. Power and light are connected. The loft has a ladder and is fully boarded for storage with an integral ladder. This might be utilised as accommodation for a dependent relative or for additional income.

## SERVICES

Current Council Tax: G

All mains connected

New Worcester Bosch boiler for central heating/hot water. Gas 2 oven Aga for cooking.

Thermal solar panels pre-heat water. Rainwater harvester tank for outside water usage.

Tenure: Freehold

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

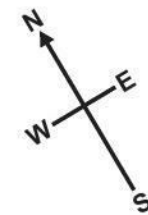
From Exeter, head towards Honiton along the A30 taking the Daisy Mount junction signed Ottery. At the roundabout at the bottom of the slip road, turn right and at the following one, go straight over signed West Hill. Follow the road towards the village taking the turning on the left into Bendarroch Road and the house is down the hill on the left hand side.

Approximate Area = 2279 sq ft / 211.7 sq m (excludes void)

Garage, Annexe & Outbuildings = 856 sq ft / 79.5 sq m

Total = 3135 sq ft / 291.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1182790



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



