



Trillo House





# Trillow House

Nadderwater, Exeter, EX4 2LD

Exeter City centre (3 miles), St. Thomas (2 miles),

A charming period home located on the edge of Exeter with lovely gardens and an adjoining paddock.

- Period family home on the edge of Exeter
- Beautiful views over countryside
- Driveway parking
- No onward chain
- Council Tax band: G
- Grounds and paddock just under 4 acres
- Lovely mature gardens
- 4 bedrooms and 2 ensuites
- EPC: B
- Freehold

Guide Price £950,000

## SITUATION

Trillow House will undoubtedly appeal to those seeking a quiet, rural retreat, yet conveniently situated close to the city of Exeter. The peaceful hamlet of Nadderwater has a village hall and church, and day-to-day facilities are found in the nearby St Thomas area of the city. The cathedral and university city of Exeter, situated on the River Exe, affords excellent facilities as well as a selection of recreational pursuits, private and state schooling, shopping and excellent dining options. Exeter has two mainline railway stations on the London Paddington and Waterloo lines and an international airport.

## DESCRIPTION

Trillow House is a charming and picturesque period family home with beautiful views over neighbouring countryside which provides modern, characterful accommodation throughout. The property benefits from a spacious open plan kitchen/dining room, there is a large sitting room and an impressive conservatory, whilst on the first floor are 4 double bedrooms and two ensuite bedrooms. The gardens are a lovely feature, being well stocked with a number of mature plants and shrubs and there is an adjoining paddock with the overall plot size being just under 4 acres.





### ACCOMMODATION

Steps lead up to a raised terrace, with a door leading into an entrance porch with a useful storage cupboard and a second door leading into the kitchen/dining room. Open plan, this is a lovely room fitted with a range of wood fronted base, wall and drawer units with a work top over, Range cooker and central island. Stairs rise to the first floor, where there is a wood burner and a door leads into a spacious utility room with a sink and a downstairs W.C.

On the other side of the kitchen, a door opens into a sitting room with another wood burner. French doors lead to the front, onto a terrace with a second set of French doors opening into a lovely, spacious conservatory, again, opening into the garden.

On the first floor are four double bedrooms, all of which have lovely views over the garden and neighbouring fields, two of the bedrooms have ensembles and there is a family bathroom with roll top bath.

### OUTSIDE

Wrought iron double gates open to a large parking and turning area to the front. The gardens and grounds are a wonderful feature of the house and landscaped on four levels. They are beautifully planted with a colourful array of ornamental trees, plants and shrubs along with thriving fruit trees and well-tended flowing lawns. There are well positioned seating areas to make the most of the beautiful setting and outlook and a large ornamental pond with rockery cascade. The lawns flow to an upper level with vegetable and herb raised beds, two sheds and a modern oil storage tank. A five bar gate opens into the adjoining sloping field with separate access gate at the top. The field measures approximately 2.9 acres and has a bank of solar panels. From the lower garden there is an additional gate to the lane.

### SERVICES

Current Council Tax; G

Utilities: Mains electricity. Mains water with private well. Drinking water supplied through mains.

Drainage: Private drainage; Sewer field located on the property. Serviced by ARLO sewer and wastewater treatment engineers.

Heating: Oil burner. Underfloor heating upstairs and downstairs.

Solar Panels: Installed in 2024. 36 panels mounted on swivel frames to optimize power production. 15.48 kWp. Two 8 kWh batteries. Excess power is exported to the grid and paid for by Octopus.

Tenure: Freehold

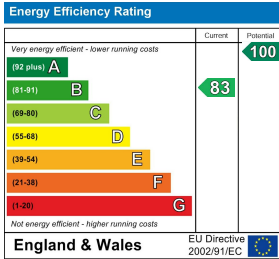
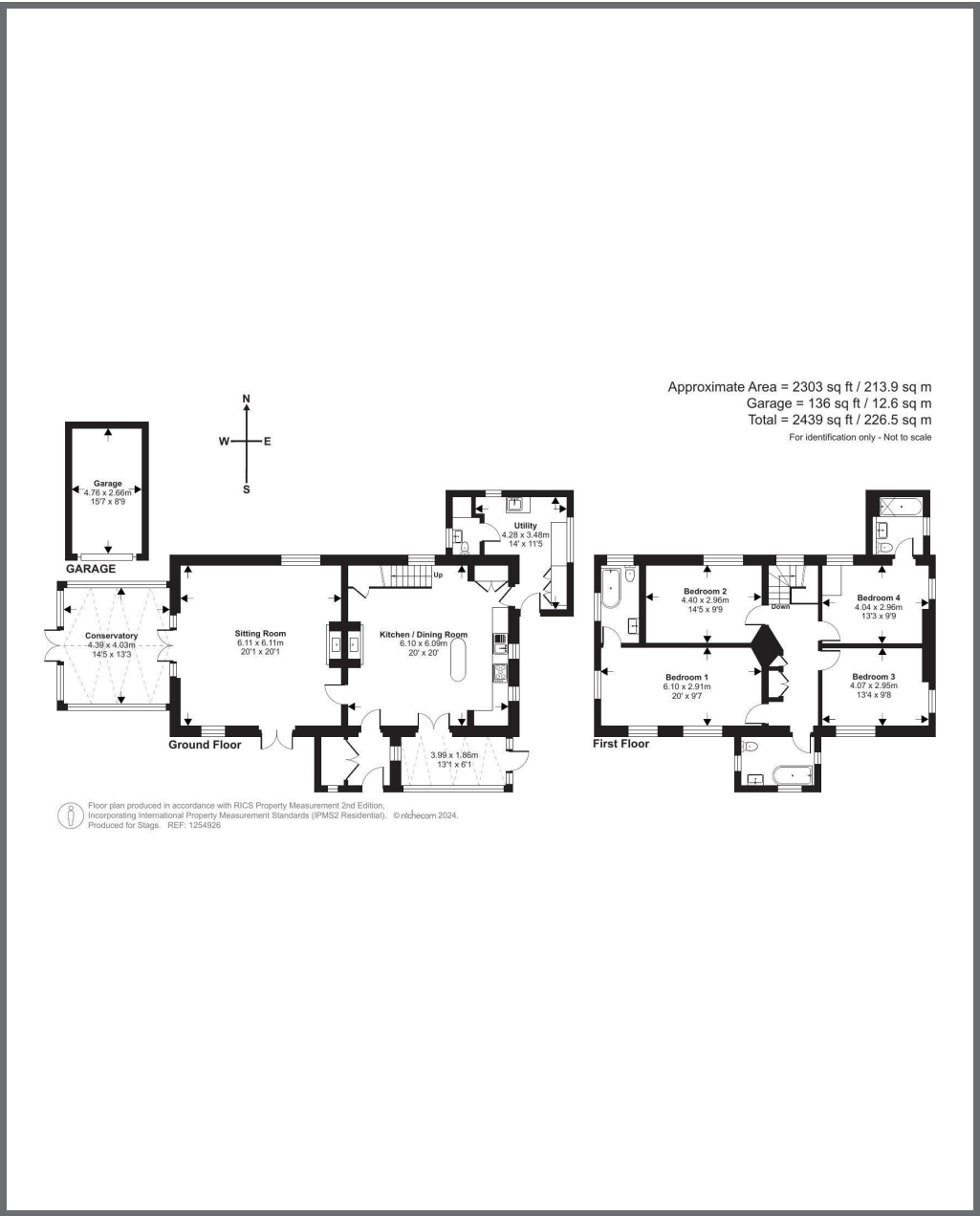
Standard broadband available. (Starlink) O2 and Vodafone mobile networks available (Ofcom).

### DIRECTIONS

From Exeter city centre proceed via Exe Bridges taking the third exit onto the Okehampton street, merging with Okehampton Road and straight ahead up over Redhills. On entering Nadderwater turn right after the Royal Oak pub (signposted Whitestone church). Continue along this road and turn left signposted to Trillow and Halsfordwood and the property will be found on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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