

Higher Metcombe, Ottery St. Mary, Devon

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A magnificent detached home with  
**unique, luxury styling** and beautiful  
countryside views.

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### Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Sitting room | Study | Dining room  
Kitchen/breakfast room | Pantry | Utility | Laundry | Cloakroom | Boot room

**First Floor:** Principal bedroom with dressing room and en suite shower room | Four further  
bedrooms, two en suite | Family bathroom

**Outside:** Garage | Workshop | WC | Stables | Barn | Summer house | Garden  
Field | Paddock

In all about 8.30 acres

### Distances

Ottery St. Mary town centre 3.0 miles, Whimple station 4.6 miles (18 minutes to  
Exeter St. David's), Exeter Airport 5.3 miles (1 hour to London City Airport)  
M5 Junction 29 6.6 miles, Exeter city centre 10.6 miles, Exeter St. David's station  
12.7 miles (2 hours to London Paddington)  
(All distances and times are approximate)



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## Location

Higher Metcombe lies just outside the village of West Hill and three miles southwest of the charming Devon town of Ottery St Mary, surrounded by beautiful rolling Devon countryside. West Hill has a village store, a post office and an outstanding-rated primary school, while most of the necessary everyday amenities can be found in Ottery St Mary, including a variety of shops, restaurants and cafés, a supermarket and a good selection of schools.

The area is ideal for those with a love for the great outdoors, with the East Devon Area of Outstanding Natural Beauty on its doorstep, providing a wealth of outstanding walking, cycling and riding routes. The coast and the renowned Southwest Coastal Path is within easy reach, as are several excellent beaches. Golf is available nearby at Sidmouth and Honiton, as well as Woodbury Park.

The A30 runs nearby, offering easy access to the city of Exeter and the M5, while the stunning Devon coastline and the popular seaside towns of Sidmouth and Exmouth are within easy reach.



For schooling, West Hill itself has a primary school, rated ‘outstanding’ by Ofsted. Ottery St. Mary provides further schooling, including the ‘outstanding’ secondary The King’s School, while there are also several excellent schools in the surrounding area, including the independent St. John’s School in Sidmouth.

## The property

Downs is a stunning, unique detached home offering more than 7,000 square feet of beautifully appointed accommodation, with stylish architectural features and a thoughtfully planned layout, which makes the most of the beautiful views to the rear.

The grand reception hall provides a splendid welcome to the home, with its double-height ceiling and galleried landing above. There are three main living and entertaining rooms adjoined in a semi-open playout, all of which make the most of the views across the gardens and beyond.

The dining room enjoys double-height windows and French doors opening onto the rear garden, creating an unrivalled sense of space and light, while at the side of the dining area, the raised sitting area also has full-height windows.

To the other side of the dining area is the kitchen and breakfast room with its stylish fitted units, breakfast bar, integrated appliances and AGA. There is also space for a seating area or a breakfast table. Additionally, the ground floor has a useful private study and a separate drawing room with a dual aspect.

Upstairs, the galleried landing overlooks the reception hall to the front and the dining area to the rear, benefitting from those double-height windows and the stunning views beyond. There are five first-floor bedrooms, all of which are generous doubles. The luxury principal bedroom has a dressing room and an en suite shower room, while two further bedrooms are also en suite with dressing rooms and access to balconies overlooking the garden.







The first floor also has a family bathroom. Fittings include a bathtub, a separate shower and a combined WC, washbasin and vanity unit. Further accommodation includes the utility room, pantry and laundry room on the ground floor, all of which provides extensive space for home storage and appliances.





Approximate Gross Internal Floor Area  
678.6 sq m (7304 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.







## Garden and grounds

The house is set in a beautiful garden, which is sheltered by woodland for a sense of peace and privacy. The driveway leads to a tarmac parking area at the front of the house and provides access to the integrated double garage and workshop. Additional outbuildings include a barn, a summer house and a stables block. The immaculate rear garden includes paved terracing and steps leading to well-maintained lawns. There are border beds with various shrubs and flowering perennials, with grassy meadows beyond. The garden is oriented to take advantage of the sweeping views across the surrounding countryside, which is part of the protected East Devon National Landscape.

## Services

Mains water and electric, LPG gas, Oil fired central heating

## Directions

**Postcode:** EX11 1SP

**what3words:** ///excellent.clocked.trial



## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council

**Council Tax:** Band G

**EPC Rating:** C

**Guide Price:** £3,000,000

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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