



CUCKOO DOWN

West Hill Road, Ottery St. Mary, Devon



A STUNNING DETACHED COUNTRY HOUSE

Set in 2.96 acres with outbuildings, in a sought-after position on the edge of West Hill.

Summary of accommodation

Ground Floor: Kitchen/sitting/dining room | Pantry | Study | Utility
Principal bedroom with dressing room & en suite bathroom | Shower room

First Floor: Four bedrooms, one with dressing room | Family bathroom

Outside: American style barn with hay storage in loft and tractor/machinery store
Workshop/tack room behind which are stables/stalls and log store | Gardens & grounds

In all about 2.96 acres

Local Authority: East Devon District Council

Council Tax band: F

Tenure: Freehold

Guide price: £1,850,000



LOCATION

The village of West Hill lies two 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.

Distances: Ottery St. Mary town centre 2.2 miles, Whimble station 4.8 miles (18 minutes to Exeter St. David’s), Exeter Airport 6.5 miles (1 hour to London City Airport), M5 Junction 29 8.0 miles, Exeter city centre 11.0 miles, Exeter St. David’s station 12.1 miles (2 hours to London Paddington) (All distances and time are approximate).

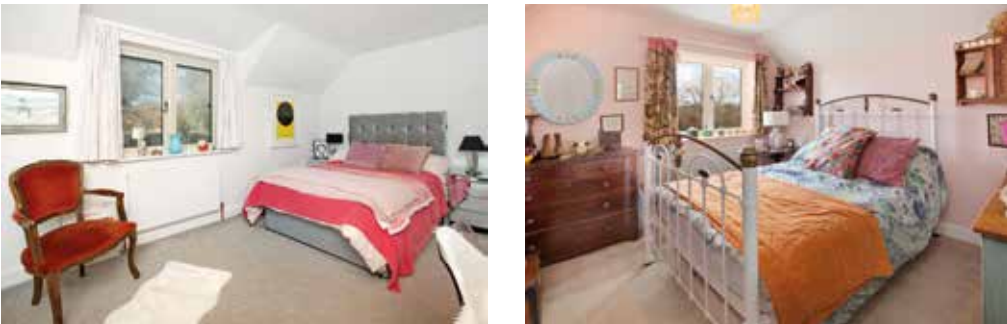
CUCKOO DOWN

Cuckoo Down is a highly attractive detached house with outbuildings and extensive grounds, set in a sought-after position on the edge of the village of West Hill. The property features red brick and partially timber-clad elevations, while inside there are five bedrooms and light, airy open-plan living with views across the surrounding fields.

The main living and entertaining area is the 34ft open-plan kitchen, sitting area and dining area. It features wooden flooring, a vaulted, timber-clad ceiling and bi-fold doors opening onto the sun terrace. The seating area has a woodburning stove, while there is also space for a large family dining table.

The Kitchen itself has walnut worktops and a generously proportioned central island with a breakfast bar. There are also integrated appliances including Nef dual ovens, an induction hob and an American-style fridge/freezer and microwave. The kitchen also benefits from a walk-in pantry, while the utility room provides further space for appliances and home storage.





Additionally, the ground floor features a study/snug for home working plus a well-proportioned main bedroom with French doors opening onto the garden with its own dressing room and en-suite bathroom. Plus, a large downstairs shower room with walk-in shower.

Upstairs there are a further four double bedrooms, one of which has its own dressing room. The first floor also has a family bathroom with a bathtub and a separate corner shower unit.

GARDEN & GROUNDS

The property is situated at the end of a lane and backs onto open fields and rolling countryside. Outbuildings include a barn, a workshop and three open stables, with the barn being ideal for use as a garage or tractor shed. Cuckoo Down Farm has a fantastic provision for being self-sufficient. It offers a vegetable patch, raised beds and a poly tunnel. There is plenty of parking on a gravel driveway in front of the tractor shed. The garden is set in 2.96 acres and this includes patio areas, rolling lawns, well-stocked border beds and a pond, while beyond the garden there are extensive further grounds in the shape of a large grassy paddock, bordered by hedgerows and mature trees.

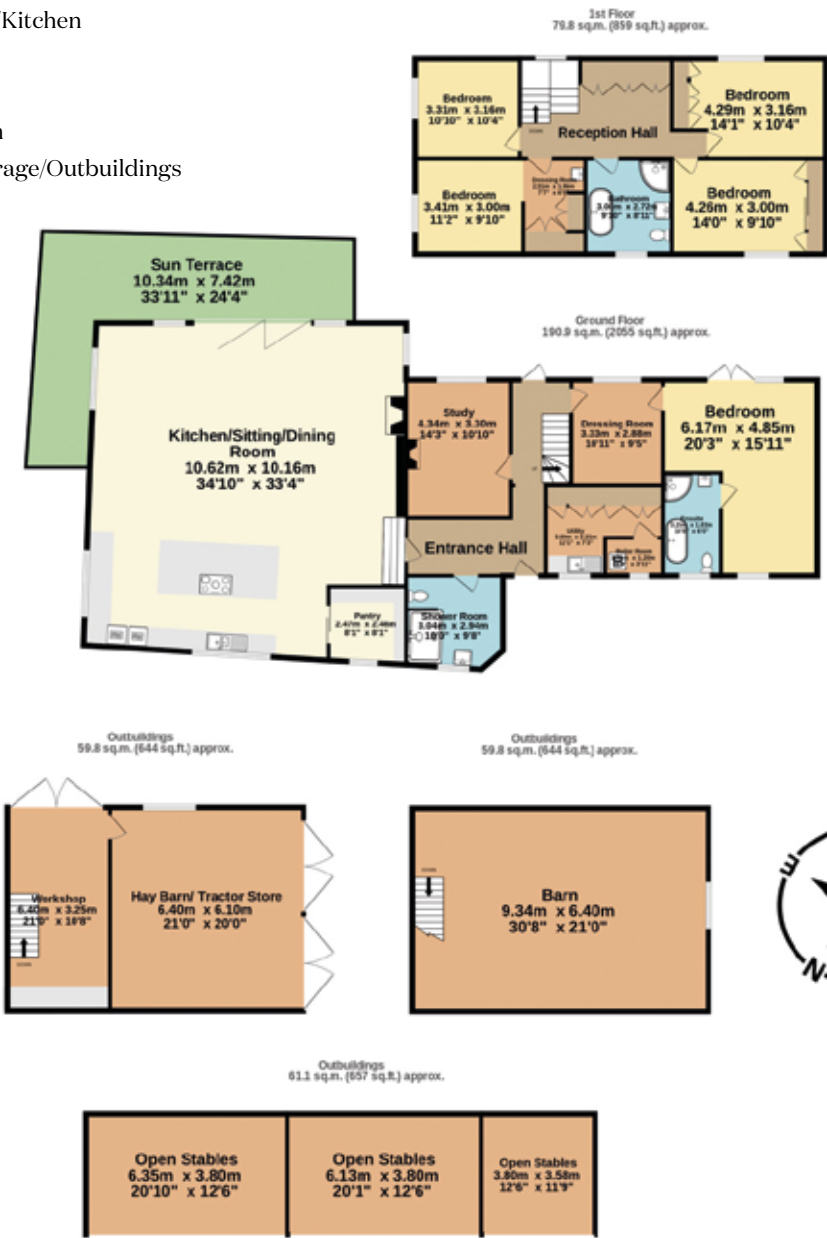
PROPERTY INFORMATION

Services: Mains Gas and Electricity

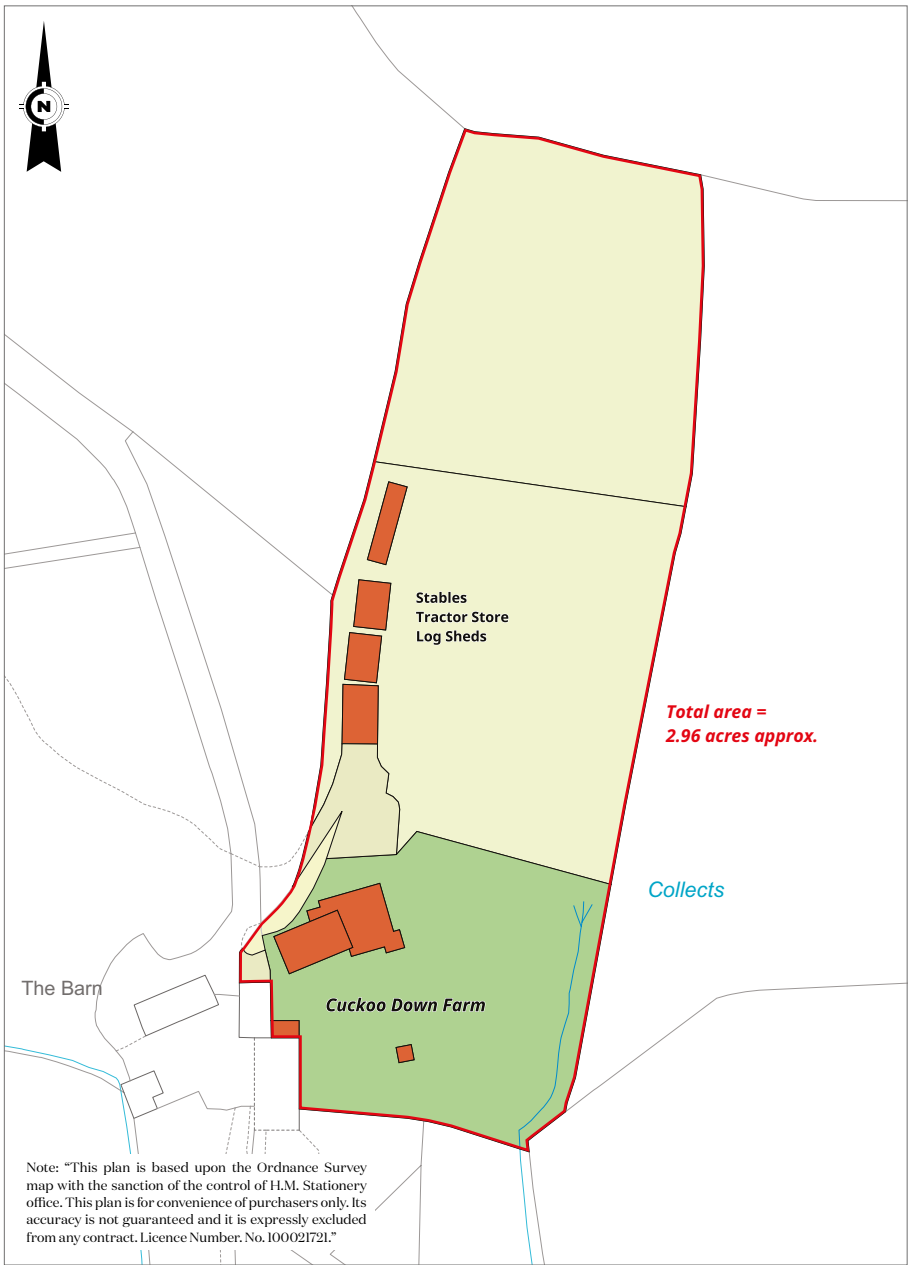
Postcode: EX11 1UE

what3words: ///avoid.sway.defers

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
451.5 sq.m. (4860 sq.ft.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.