







A BEAUTIFUL FIVE BEDROOM GRADE II LISTED PERIOD HOUSE

Located in the East Devon countryside with a good-sized level garden and driveway parking.

Summary of accommodation

Dining hall | Three reception rooms | kitchen/breakfast room

Five bedrooms | Four bathrooms

Spacious loft room

Distances: Exeter city centre 7.8 miles, Exeter St. David's station 8.7 miles (2 hours to London Paddington)

M5 (Jct 29) 3.9 miles, Exeter Airport 1.9 miles (1 hour to London City Airport)

(All distances and times are approximate)

Guide price: £950,000



SITUATION

The property is located on the edge of the villages of Rockbeare and Marsh Green and not far from the larger village of West Hill. Rockbeare is approximately 8 miles east from the centre of Exeter and benefits from excellent transport links, with the A30 providing direct access to the M5 motorway and Exeter city centre. Cranbrook Railway Station is just 4 miles away, offering regular services to London Waterloo, while a bus service into Exeter city centre is also available.

The nearby town of Ottery, just 6 miles away, offers a range of amenities, including a supermarket, pharmacy, takeaways, and a range of facilities. Additionally, well-regarded primary and secondary schools are located nearby, making this location particularly appealing for families. Exeter Airport is within 4 miles, providing convenient travel options for both domestic and international flights.





WESTCOTT HOUSE

Approached over a private gravelled driveway, Westcott House is a beautiful, link detached period house set in good sized level grounds.

The front door opens into spacious dining hall with an attractive open fire place and large sash window looking to the front and on the right a door opens in a snug with a dual aspect, and another fine open fire place. A hallway leads beyond the dining room with a sitting on the right hand side, again with a dual aspect and open fire and a staircase rise to the first floor.

Running along the rear of the house is a passage giving access to a downstairs cloak room and utility room, a back staircase rises to the first floor and at the end is a kitchen/breakfast room fitted with a range of wood base, wall and drawer units with a range for cooking, separate oven and a Belfast sink with integral dishwasher.







Also at the end of the hall is a door into a good sized drawing room with a floor and windows overlooking the garden.

On the first floor, at the top of the stairs is a good-sized landing leading off to five bedrooms in total, all doubles with views over the garden. Two of the bedrooms share an ensuite Jack & Jill bathroom, One has a private ensuite bathroom & separate power shower cubicle, one has a private ensuite with power shower and additionally there is a fantastic family bathroom with roll top bath and additional separate power shower cubicle and double hand wash basins.

From the landing a door give access to a staircase rising to a very useful and spacious loft room that could be used for additional living or bedroom space or as an office or hobbies room.





GARDEN AND GROUNDS

Westcott House is approached over a gravel driveway which leads to the front, where there is a parking area and feature garden ornament. The remaining garden is laid to lawn and surrounded by mature hedging and trees.

PROPERTY INFORMATION

Services: Oil fired central heating, shared private drainage.

Local Authority: East Devon Council

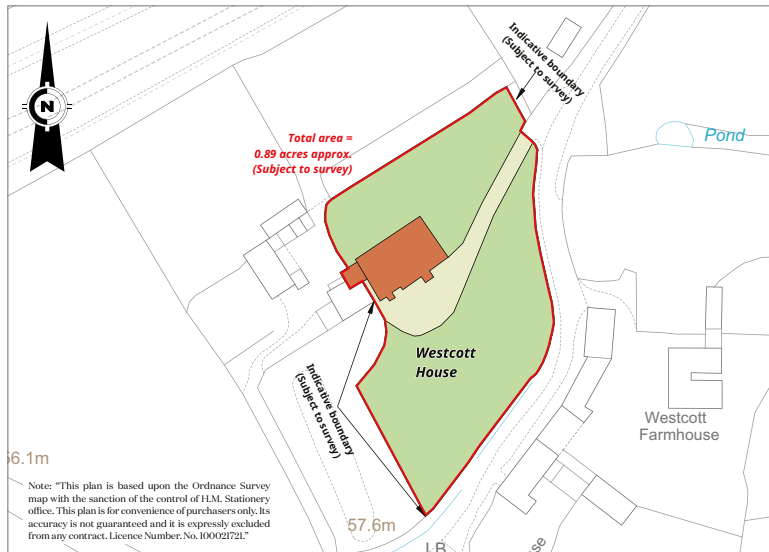
Council Tax: Band F

Directions

What3words: [///compounds.wasps.shrug](#)

Postcode: EX5 2LU

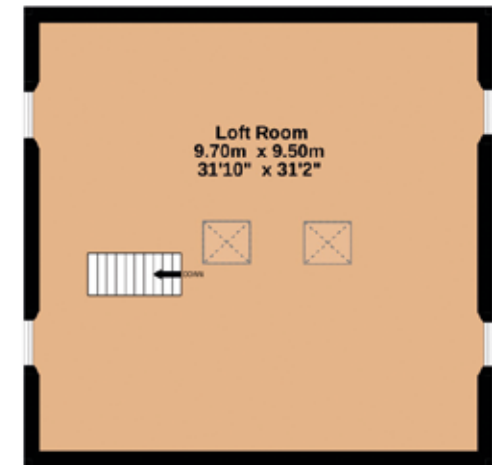




- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



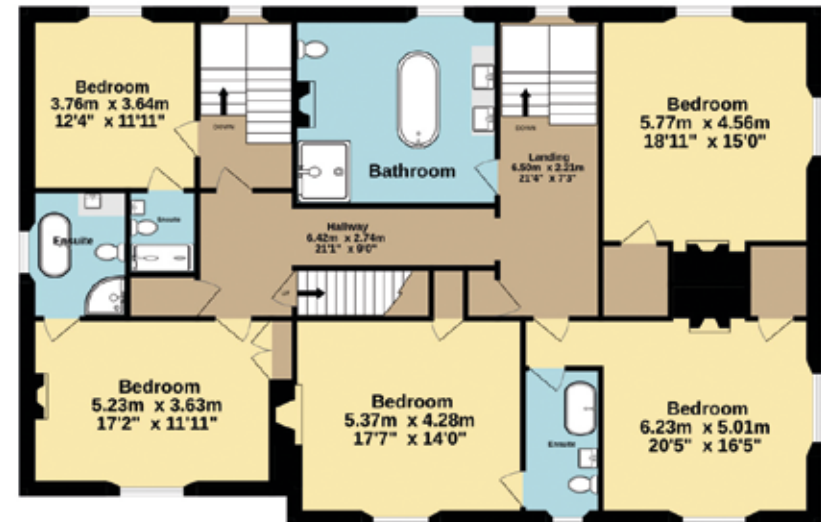
2nd Floor
92.2 sq.m. (992 sq.ft.) approx.



Ground Floor
194.0 sq.m. (2088 sq.ft.) approx.



1st Floor
173.2 sq.m. (1864 sq.ft.) approx.



Approximate Gross Internal Area
459.3 sq.m. (4944 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.

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