



Otterdene







# Otterdene

Venn Ottery, Ottery St Mary, Devon, EX11 1SG

Substantial multigenerational home with stables, studio and land. In all 3.12 acres (1.26 ha)

- 2287 sqft main house
- Studio with consent for holiday use
- Established gardens
- Pasture
- Council tax band E
- 905 sqft annexe
- Stables
- Beautiful quite location
- Freehold
- EPC E

Guide Price £875,000

## Stags Honiton

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## SITUATION

Nestled within the gently rolling hills of the East Devon National Landscape (formerly an Area of Outstanding Natural Beauty), this unique property enjoys an idyllic setting with country walks all around. It is close to Venn Ottery Common, managed by the R.S.P.B. and Devon Wildlife Trust, and near Aylesbeare and Harpford Commons, which are part of the renowned Woodbury Common.

The property is located between the charming villages of West Hill and Venn Ottery. West Hill offers essential local amenities, including an excellent primary school, while the nearby town of Ottery St Mary is home to the renowned The Kings School secondary school.

Nature lovers will appreciate the surrounding countryside, with its abundant walking and riding opportunities. The property also benefits from excellent transport links, with easy access to Exeter, the A30 dual carriageway, and the M5 motorway. Exeter International Airport is conveniently nearby, and the stunning World Heritage coastline at Sidmouth lies just to the south.

## DESCRIPTION

Otterdene is a highly versatile property with a charming colonial character, perfectly suited for large families, multigenerational living, or income generation, subject to necessary consents. Of rendered elevations under a tiled roof, its current layout comprises three semi-independent areas, offering a total of seven bedrooms, three kitchens, three living rooms, and four bathrooms.

The first floor serves as the principal part of the house and offers flexibility to function as a single large home or two separate units. The spacious accommodation is full of character, featuring two fireplaces. Both kitchens are well-appointed with space for modern appliances, while the bathrooms and shower rooms are fitted with sleek, contemporary white suites.

The lower ground floor includes a self-contained three-bedroom annexe area.





## GARDENS

The property is accessed via a substantial driveway providing ample off-road parking and access to the integral garage/workshop. The drive extends to the rear, leading to the stables and studio.

The formal gardens are a delight for gardening enthusiasts, featuring a variety of mature plants, shrubs, and trees that offer vibrant colours year-round. Please note there is an area tree preservation order on the trees. A large lawn provides ample space for children to play, complemented by a garden pond and a duck pond. The well-established kitchen garden is perfect for growing vegetables, and several seating areas create inviting spaces for outdoor dining or entertaining while enjoying the serene, secluded surroundings.

## STUDIO

Set behind the house, the studio has planning permission for conversion into a holiday let if desired (Ref 15/ 1778/FUL dated 15.4.06) with works extending the building have been carried out.

## STABLES

There are 3 timber stables and an adjoining workshop/store.

## PADDOCKS

The pasture is split into two paddocks, the largest also has independent access from the road, sheltered by tall Beech trees.

## SERVICES

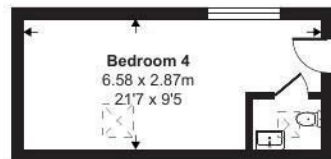
Mains water and electric. Private drainage to treatment plant.

## DIRECTIONS

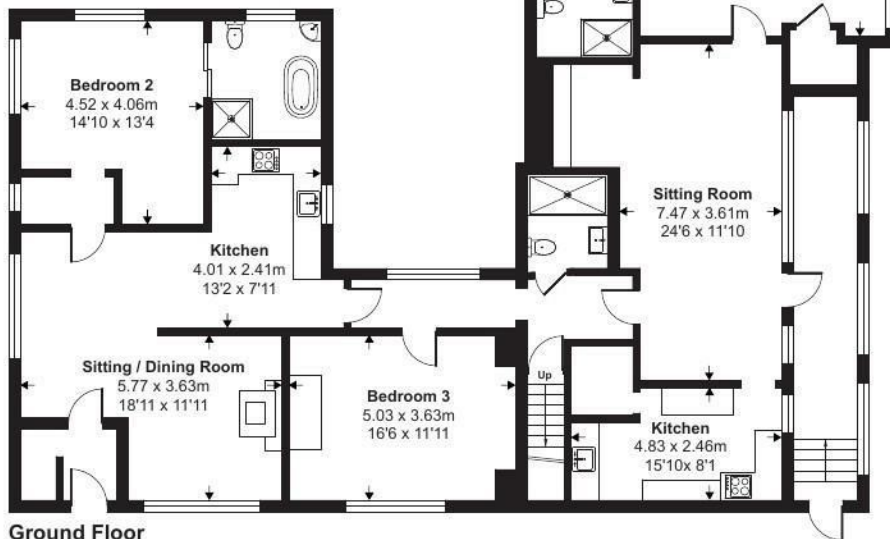
from the A30 at Daisymount between Exeter and Honiton, turn in a southerly direction towards West Hill on the B3180. Proceed along this road for just over 2 miles and take the turning left signposted to Venn Ottery and the property is in about half mile on the left.



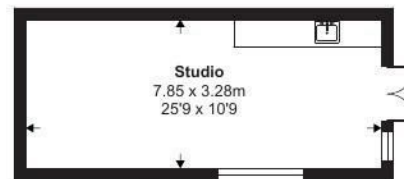
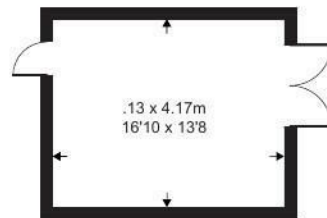
Approximate Area = 2287 sq ft / 212.4 sq m  
Annexe = 905 sq ft / 84 sq m  
Outbuildings = 1399 sq ft / 129.9 sq m  
Total = 4591 sq ft / 426.3 sq m  
For identification only - Not to scale



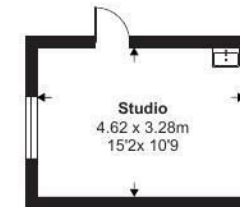
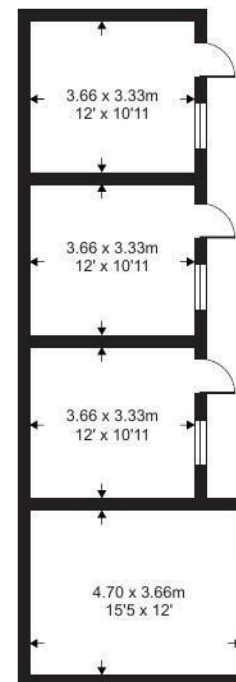
First Floor



Ground Floor



Annexe



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1082241



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 47                      | 70        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

