



Ladymead, Toadpit Lane, West Hill

Guide Price £1,500,000

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A secluded and substantial residence situated on the fringes of this desirable and prestigious woodland village. The excellent local amenities are easily accessible, including the convenience store and a highly regarded Primary School. The A30 dual carriageway is within easy reach, providing swift access to the Cathedral City of Exeter, the M5 and the coast. The surrounding woodland offers excellent walking facilities.

This wonderful property is a fine example of 1930s architecture with well-proportioned rooms, high ceilings and feature fireplaces. This comfortable family home would benefit from some updating and has huge potential to extend in a variety of ways, subject to the necessary planning permissions/ consents. The light and airy accommodation briefly comprises; reception hall with a cloakroom W.C leading to the kitchen/breakfast room which is well equipped with an extensive range of traditional cupboards and drawers and a walk-in larder providing plenty of storage space. This spacious room is designed in a farmhouse style with a large family-sized breakfast table and chairs in the centre, creating a sociable environment for family and friends to cook, dine and socialise together. There is a dining room for more formal occasions, offering the potential to combine the rooms to create a huge open plan room if preferred. The sunroom enjoys a lovely garden outlook and is another space to enjoy the idyllic setting. The large dual aspect sitting room has a feature fireplace, creating a cosy atmosphere in the winter months.

On the first floor are five bedrooms, a shower room and a family bathroom. The Master suite is another large dual aspect room with pleasant views and connects with bedroom five, which is ideal as a nursery or office. The house has an oil-fired central heating system and uPVC double glazing throughout. The large loft space offers potential for additional accommodation or simply a useful storage area.

Approaching the property sets a grand first impression with a long drive leading to both the integrated and detached garages with light and power, with a central roundabout all lined with specimen shrubs and trees. The gardens and grounds are a real feature of this wonderful home set in 1.6 acres with an abundance of mature plants, shrubs and trees that not only provide a range of colour and





- A 1930s detached house
- Kitchen/breakfast room
- Dual aspect sitting room
- Bathroom and a shower room
- Prestigious village location
- Spacious rooms
- Dining Room
- Five bedrooms
- Stunning gardens and grounds
- Huge potential to extend

