



Hillside

Broom Lane, Tytherleigh, Axminster, Devon

Hillside

Broom Lane
Tytherleigh
Axminster
Devon EX13 7AZ

An impressive 4 bedroom detached individual house set in its own established grounds of approximately 1.15 acres (0.46 ha) enjoying views over open countryside.



 1.15 acre(s)

- Individual country house
- Multiple reception rooms
- Detached double garage & further outbuildings
- Set at the end of a long, gravelled & private driveway
 - Open plan kitchen/dining room
- Conservatory opening onto south facing terrace
 - Far reaching views

Guide Price £800,000

Freehold

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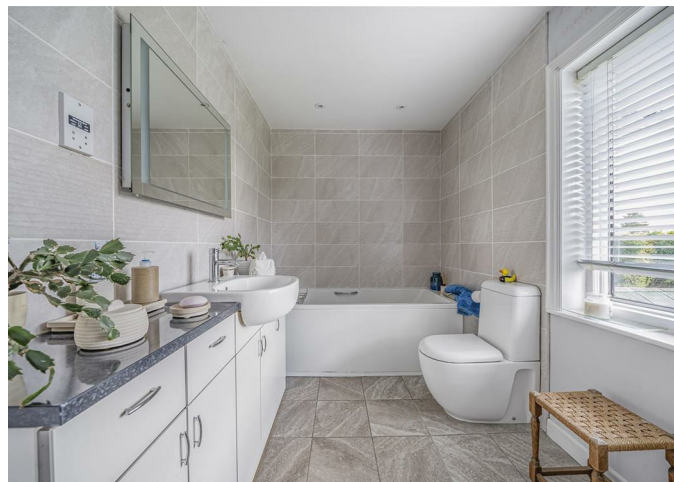


ACCOMODATION

Hillside comprises a well proportioned country house built principally with colour washed elevations benefiting from an oil fired central heating system and double glazed units to most openings. The versatile living accommodation extends to approximately 2,229 square feet providing multiple reception rooms and a well placed conservatory. The majority of openings enjoy an outlook over the established grounds of which extend to approximately 1.15 acres with countryside views beyond. On the first floor are four bedrooms with the principle room providing an en-suite facility. There is a farmhouse style kitchen forming part of an open plan living area. A particular feature is the approach to the property accessed via a long private gravelled driveway. This initially grants access to the detached double garage while extending to further parking area and additional outbuilding. The gardens and grounds of approximately 1.15 acres have been extensively landscaped offering a wealth of colour with many specimen trees and an abundance of plants and shrubs. Within the grounds is a raised terrace which provides a southerly aspect whilst captivating the far reaching views towards open countryside.

SITUATION

Hillside is set well back from any passing traffic occupying an edge of village location providing considerable privacy and seclusion. Tytherleigh is a small village comprising of individual properties set on either side of the A358. The nearby Tytherleigh Arms is renowned locally for its high quality cuisine while the main 30 bus service, Axminster to Taunton runs through the village. There is also a recently opened farm shop. The larger village of Chardstock is less than a mile away with local amenities including primary school, post office/stores, parish church and village hall.





OUTSIDE

The property is approached from a long private gravelled driveway granting access to the parking area, Detached double garage, further workshop and implement store. The relatively level site extends to approaching 1.15 acres with various sections to include an allocated vegetable area, lawn sections and a raised paved terrace. The gardens are a credit to the current vendor and offer a wealth of mature plants and shrubs.

SERVICES

Mains electric and water. Private drainage & oil fired central heating.
Broadband: Superfast available
Mobile coverage: Limited indoors, likely outdoors. Source-Ofcom.org
Local authority: East Devon District Council, Council Tax Band F

LOCAL AUTHORITY

East Devon District Council, Council Tax Band F

DIRECTIONS

What3words : ///prettiest.ordering.coiling

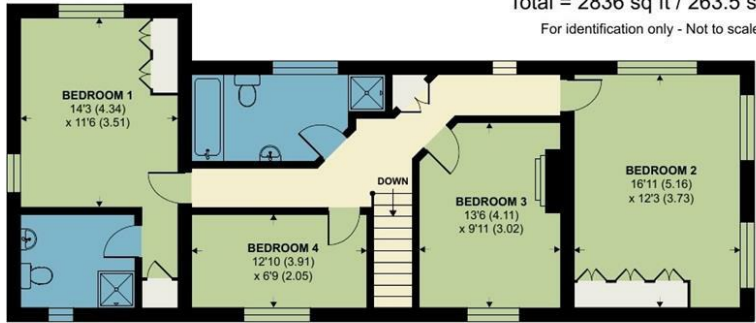


Energy Efficiency Rating	
Current	Potential
72	42

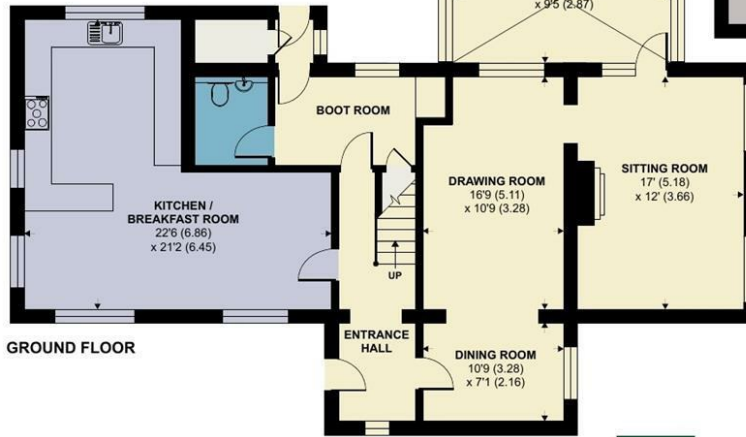
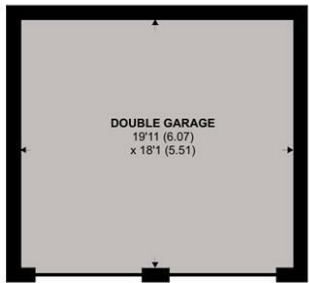
England & Wales

Broom Lane, Tytherleigh, Axminster

Approximate Area = 2229 sq ft / 207.1 sq m
 Garage(s) = 489 sq ft / 45.4 sq m
 Store = 118 sq ft / 11 sq m
 Total = 2836 sq ft / 263.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Symonds & Sampson. REF: 1139771



Axm/JP/19.8.24



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