



Hillcrest,



Hillcrest,

East Anstey, Tiverton, Devon EX16 9JX

Dulverton 4 miles. Tiverton 11 miles. South Molton 11 miles

An immaculately presented property occupying a rural setting, and enjoying wonderful views, together with a large garden, triple garage and parking. EPC Band C, Freehold. Council Tax Band E

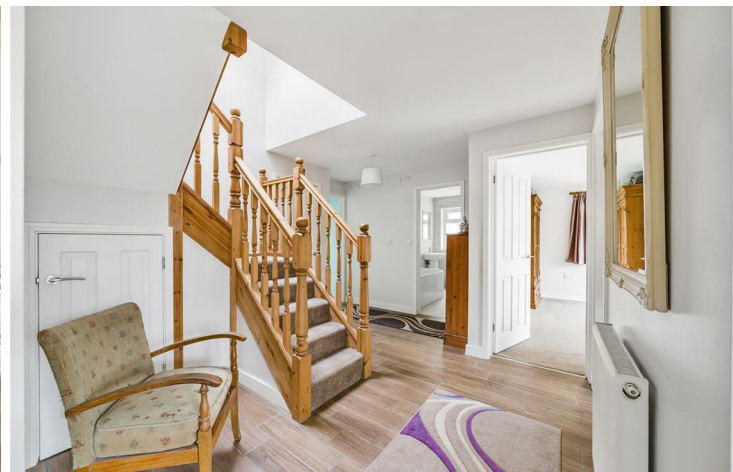
- Beautifully Presented 4 Bedroom Property
- Large Sitting Room and Sun Room
- Outbuildings and Triple Garage
- Freehold
- Kitchen/Breakfast Room
- 4 Bath/Shower Rooms
- Delightful Large Garden. 0886 Acres
- Council Tax Band E

Guide Price £775,000

SITUATION

The property is situated in a rural, yet accessible position with excellent access to the A361(North Devon Link Road) between Tiverton and Barnstaple as well as the B3227 running between Bampton and South Molton. Dulverton 4 miles away provides day-to-day shopping facilities, schools, veterinary, doctors and dental surgeries. A further range of shops and services are available in South Molton 11 miles and Tiverton 11 miles. Junction 27 of the M5, where there is a main line rail station to London (Paddington) lies 18 miles away.

The University and Cathedral City of Exeter lies approximately 36 miles south from the property and boasts a wealth of shopping, recreational and leisure facilities. Exeter Airport lies to the east of the city and offers national and international flights.



DESCRIPTION

Hillcrest is a beautifully presented two storey residence that has been immaculately refurbished and set in a private elevated location with views over its own garden to the countryside beyond. A great deal of thought has gone into the design to compliment the house and the renovations include an extension, re-wiring, a new roof, plumbing, boiler, treatment plant, borehole, PV panels, new kitchen and bathrooms. The property now offers well-proportioned spacious accommodation and sits centrally within the garden with plenty of parking, outbuildings and a triple garage.

ACCOMMODATION

The main front door opens into a good sized reception hall with access to the main reception rooms and stairs to the first floor. The large sitting room with its bay window is a fine feature of the house with a multi fuel stove and opens up into the triple aspect sun room overlooking the garden. The dual aspect kitchen/breakfast room is fitted with an extensive range of units with an integral oven, hob, dishwasher and fridge/freezer. Off the kitchen is a good sized utility room with door out to the garden. At the other end of the house are two double bedrooms with views over the garden and one with an en suite shower room. There is also a study and the family bathroom.

On the first floor are two double bedrooms, both with en suite showers rooms and enjoying wonderful views over the surrounding countryside.

OUTSIDE

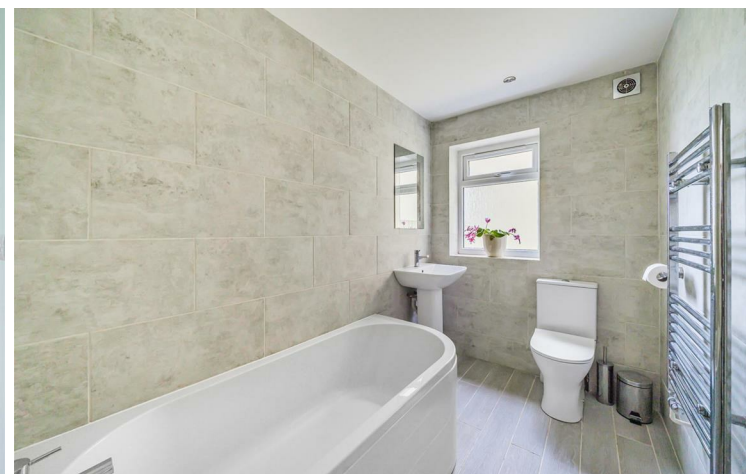
The property is approached via a gated driveway leading to the parking area and garages. The property sits in a large level plot (0.886 acre) and the gardens are a lovely feature with lawns, borders, shrubs, raised vegetable beds, a greenhouse and plenty of areas to sit and enjoy the wonderful views. There are two outbuildings for storage or workshops.

SERVICES

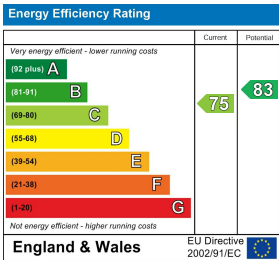
Mains electricity, private drainage and water. PV panels and oil fired central heating. Fibre broadband available.

DIRECTIONS

From junction 27 of the M5 take the A361 towards Tiverton and South Molton. At the end of the dual carriageway continue towards South Molton and Barnstaple for just over six miles, turning right at Two Gates Cross signed to Woodburn and East Anstey. Follow this road for 2.5 miles where the entrance to Hillcrest will be found on the right hand side.



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.



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