



Castle Farm, Lower Broad Oak Road, West Hill

Guide Price £645,000

3 1 2



Set in a peaceful and private location in the highly desirable woodland village of West Hill, this beautifully presented three-bedroom detached home offers light-filled, spacious living in a peaceful cul de sac. It offers bright and spacious accommodation throughout, ideal for modern family living or a peaceful retirement. Positioned on a generous, secluded plot, the home is surrounded by wonderfully mature gardens, creating a truly tranquil retreat just moments from local amenities.

Inside, the accommodation flows effortlessly, with generous living spaces and an abundance of natural light. A welcoming hallway, with a downstairs wc, leads to a large living room with a conservatory leading from it, both of which are perfect for relaxing or for family gatherings in all seasons. The conservatory also enjoys wonderful views over the rear gardens.

The kitchen is well-appointed and offers plenty of storage and workspace, with scope for personalisation. This is separate from the dining room which can be accessed from either the kitchen or the hallway. Upstairs, there are three good-sized bedrooms and a well-maintained family shower room with separate wc. There is also an additional loft room running from the front to back of the property which could be converted into useful office space or a fourth bedroom.

Outside, the mature, wraparound gardens are a true highlight; private, beautifully maintained, and ideal for relaxing, gardening, outdoor dining, or children's play. To the front, there's a driveway providing off-road parking and access to the single garage, offering secure storage or workshop potential. The property features oil-fired central heating throughout and is fully double-glazed, ensuring comfort and energy efficiency all year round. There is a gas supply in the road outside the property.

This is a rare opportunity to acquire a well-proportioned home in a wonderfully private setting, perfect for families, downsizers, or anyone looking for peaceful countryside living without compromise.

Located within the catchment area for the renowned Kings School, the property is ideal for families and a tranquil lifestyle in one of East Devon's most sought-after locations.

Early viewing is highly recommended.

VIEWING By prior appointment with Redfern's 01404 814306

DIRECTIONS: <https://w3w.co/badminton.mingles.paintings>

TENURE Freehold

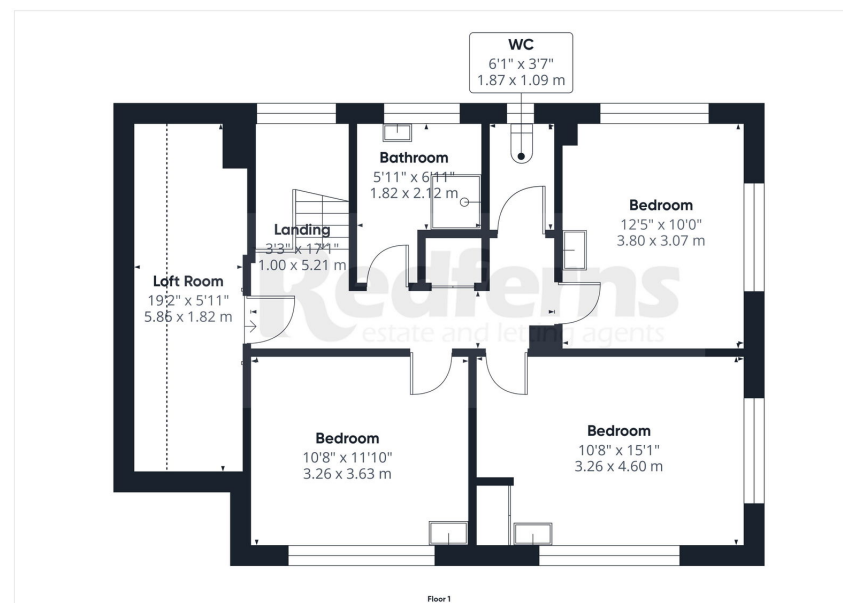
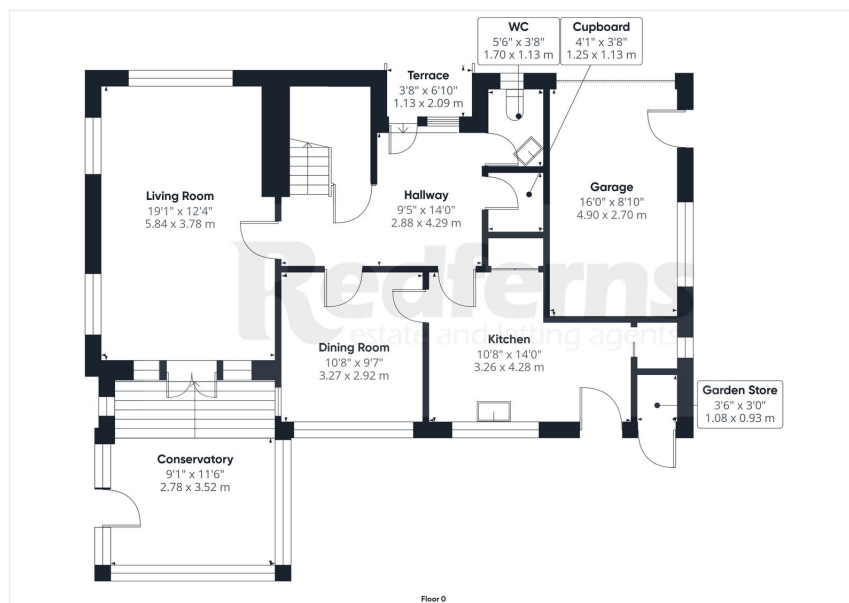
SERVICES We understand mains services are connected with the exception of gas (although there is gas supplied to the road)

OUTGOINGS Council Tax Band G (as per Gov.UK Website at the date of first listing)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

- 3 double bedrooms
- Large triple aspect living room
- Fitted kitchen
- Dining room
- Family shower room
- Beautiful wrap around gardens
- Single garage and driveway
- EPC Rating - E
- Council Tax Band - G
- NO ONWARD CHAIN



Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

