



West Hill, Ottery St Mary

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.

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.





- 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

