



Toads Folly







# Toads Folly Toadpit Lane

West Hill, Ottery St. Mary, Devon, EX11 1LQ

M5 junction 29 (7 miles), Exeter City centre (10.5 miles), Exeter airport (10.5 miles)

A stunning contemporary home constructed for the current owners to an exceptional standard offering stylish, high quality accommodation with an integral annex.

- Stunning contemporary family home
- South facing garden with swim spa and large terrace
- Beautiful entrance hall and impressive kitchen
- Underfloor heating and heat recovery system
- Freehold
- Private location on the edge of the village
- Integral one bedroom annex with separate access
- Separate block incorporating a large garage
- 6 bedrooms and 5 bathrooms in total
- Council tax band: G

Guide Price £1,895,000

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## SITUATION

Toadpit Lane is an attractive, tree lined road of substantial individual homes on the edge of the village of West Hill. The property itself sits at the end of a driveway off a shared private drive from the lane, bordering open farmland.

West Hill is a popular village, with amenities including a church, hairdresser, dentist, garage, shop, a village hall and primary school. More extensive facilities and the highly regarded The King's School can be found in nearby Ottery St. Mary. Equally, Colyton Grammar school is within an easy commute. The popular coastal resorts of Budleigh Salterton, Exmouth and Sidmouth are a short distance away.

To the North is the A30, which allows access to Exeter in the West and Honiton in the East. Exeter provides excellent facilities, including an international airport and rail links on the London Paddington and Waterloo lines. Whilst Honiton, also on the London Waterloo line, has a twice weekly market, a range of shops, supermarkets and leisure facilities.

## ACCOMMODATION

Constructed in 2014, the property has been thoughtfully designed to create a bright, spacious and energy-efficient family home. Modern sustainability features include solar panels, two air source heat pumps, underfloor heating throughout, a mechanical ventilation and heat recovery system (MVHR), and integrated smart home technology. Beautifully maintained throughout, the home provides contemporary accommodation extending to six bedrooms.

The impressive entrance hall immediately creates a striking first impression, with its double-height ceiling, expansive glazing and elegant curved staircase featuring glass balustrades leading to a galleried first-floor landing.

The principal reception room is a generously proportioned square living space, centred around a wood-burning stove and complemented by bi-fold doors opening onto the rear terrace and gardens. The heart of the home is the substantial open-plan kitchen and dining area, fitted with a sleek contemporary kitchen, central island and breakfast bar, together with further bi-fold doors connecting seamlessly to the outdoor entertaining spaces. Adjoining is a good sized and very useful utility room.





A versatile secondary wing of the property offers excellent potential for multi-generational living or guest accommodation. With its own independent entrance, this area includes a sitting room opening to the front, a fitted kitchen and a ground-floor shower room. A private staircase leads to a first-floor bedroom suite with shower room and Juliet balcony overlooking the gardens and surrounding farmland. This bedroom is included within the property's total of six bedrooms.

The first floor of the main residence is arranged around the spacious galleried landing, complete with fitted shelving and glazed balustrades. The principal suite comprises a large bedroom, walk-in dressing area, en-suite bathroom and access to a private balcony enjoying views across the gardens. An adjoining study provides an ideal home-working space. Elsewhere on this level are two bedrooms sharing access to a further balcony, one benefiting from an en-suite shower room and walk-in wardrobe. Additional accommodation includes another bedroom suite with shower room, a further bedroom and a family bathroom.

### OUTSIDE

Outside, the bi-fold doors from both the sitting room and kitchen open onto an extensive south-facing paved terrace, ideal for outdoor dining and entertaining. Adjacent is a swim spa pool together with a timber decked seating area beneath a pergola. Steps descend to a large, enclosed lawn bordered by mature planting, while a further terrace area at the lower end of the garden provides an additional space to relax and enjoy the surroundings.

The driveway extends beyond the house to a substantial gravelled parking and turning area with capacity for approximately eight vehicles. A double garage with useful storage rooms is located nearby, alongside a separate one-bedroom apartment known as Landers that could also be used as a separate office or studio.

### SERVICES

Utilities: Mains electricity, mains water

Drainage: Klargester waste system installed in 2014

Heating: Two air source heat pumps installed in Sept 2025

Current Council tax band: G

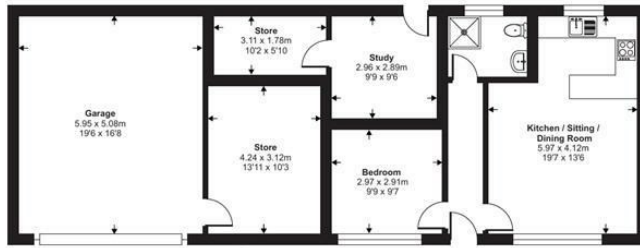
Tenure: Freehold

Standard and ultrafast broadband available. O2, Three, EE and Vodafone mobile networks available (Ofcom).

### DIRECTIONS

What Three Words: ///proceeds.sneezing.mint





Approximate Area = 3865 sq ft / 359 sq m (excludes void)

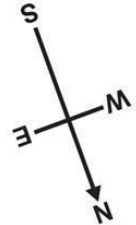
Annexe = 439 sq ft / 40.7 sq m

Garage = 473 sq ft / 43.9 sq m

Outbuilding = 146 sq ft / 13.5 sq m

Total = 4923 sq ft / 457.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1465414



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



