



Langstone House, Toadpit Lane, West Hill, Ottery St. Mary, EX11 1TR

Guide Price £1,150,000

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This lovely, light and airy family home enjoys an elevated position, taking full advantage of the wonderful views across this prestigious village towards East Hill and the Sidmouth Gap in the distance. Toadpit Lane is an attractive, tree-lined lane, featuring substantial individual properties, with the heart of the village just a short distance away. The village offers an excellent range of amenities, including a convenience store, the highly regarded Primary School, and The King's School in Ottery St Mary, both of which have been rated Outstanding by Ofsted. Swift access to the A30 and M5 makes commuting a viable option from this idyllic setting.

The property boasts a spacious total area of 2,810 sq ft, thoughtfully designed into a highly versatile and functional floor plan. The ground floor offers a welcoming and generous hallway leading to well-proportioned rooms, including a fully equipped bespoke kitchen with a classic fireplace and stove – the perfect heart of the home for family dinners and social gatherings. The large living room provides another spacious and sociable area, while two additional versatile rooms can be used as a guest bedroom, family room, or hobby space. A dedicated office/study allows for remote work or personal projects. There is also a convenient boot room, utility room, and a comfortable W.C.

The light and airy feel continues upstairs, with four generously sized bedrooms, two with ensuite bathrooms, and a luxury family bathroom fitted with a stylish and contemporary four-piece suite. The master bedroom benefits from a balcony, and most rooms enjoy pleasant views either across the garden or toward East Hill and the Sidmouth Gap.

The house is approached via a large driveway, providing off-road parking for several vehicles, with access to the double garage with light and power. The total plot extends to 0.96 of an acre, allowing plenty of space for children to run and play, as well as the opportunity for a keen gardener to establish a kitchen or vegetable area. The gardens are secluded, offering an excellent degree of privacy to enjoy summer days in your own peaceful sanctuary. A patio area creates the perfect space for outdoor dining and entertaining, ideally positioned adjacent to the kitchen/dining area, seamlessly combining indoor and outdoor living.

Directions [What3words:///strutting.expect.change](#)

Tenure: Freehold

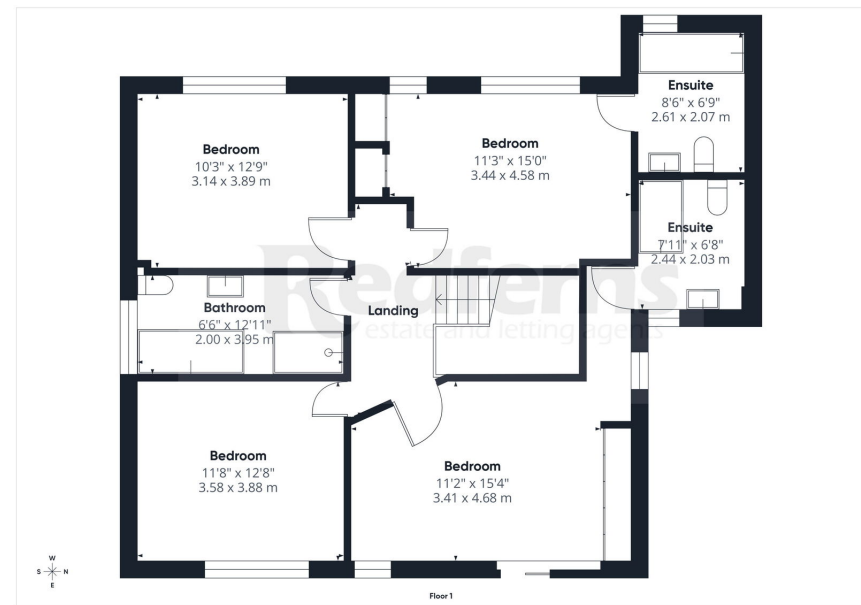
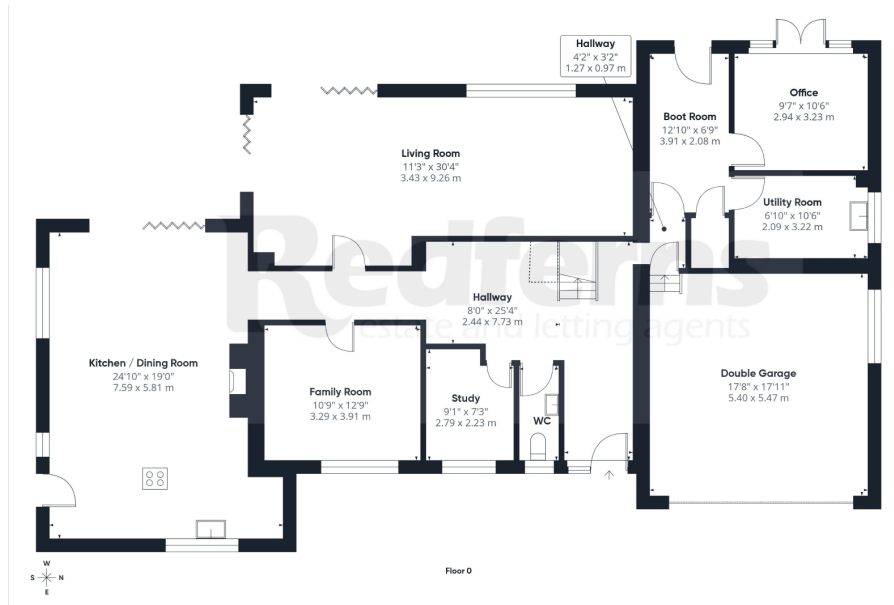
Services: All main services are connected

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Elevated position with lovely views
- Large bespoke kitchen / dining room
- Office and study
- Four double bedrooms
- Large gardens plot is nearly an acre
- Spacious family home
- Sitting room & family room
- Boot room & utility room
- Two ensuite bedrooms
- Double garage and driveway



Ottery St. Mary
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