



# Toadpit Lane, West Hill

Guide Price £1,250,000

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This unique and substantial residence is situated in the prestigious East Devon village of West Hill. Toadpit Lane is an attractive lane, lined with trees and substantial individual properties with the heart of the village being just a short distance away with its excellent range of amenities including a convenience store, a highly regarded Primary School and The King's School in Ottery St Mary. Both schools have been rated as Outstanding by Ofsted. Swift access to the A30 and M5 makes commuting a viable option from this idyllic setting.

The property itself enjoys lovely light and airy, well-proportioned accommodation with the character expected of a 1930s home. The light and airy reception hall has attractive oak effect flooring, along with a cloakroom W.C. The spacious open plan and multi-aspect sitting room/ dining room is most impressive with a feature fireplace and lovely views across the gardens and grounds. The sunroom is a very flexible room and would lend itself as an office or family room if required, again with lovely garden views. The kitchen is well equipped with an extensive range of modern cupboards and drawers whilst integrating quality appliances including an eye-level double oven, hob and dishwasher. The attractive timber effect worktops create plenty of room for food preparation that will please any keen cook, whilst a large utility room provides additional storage and appliance space. A covered veranda provides dry access to two external stores and the garage.

On the first floor are four good-sized bedrooms, one enjoying a bay window and another with a superb dual aspect that also has a 'Jack and Jill' arrangement with a family bathroom. There is also an additional separate shower room which is well-appointed with a modern suite. The house is centrally heated by an oil-fired boiler and benefits from uPVC double glazing throughout.

This handsome property is approached via double timber gates opening onto a substantial tarmac driveway providing off-road parking for several vehicles including room for boats, caravans etc and access to the double garage with light and power. The gardens and grounds create a wonderful feeling of space but amazingly privacy and seclusion at the same time. There is a large expanse of lawn allowing plenty of room for children to run and play whilst an Indian sandstone sun terrace creating a lovely environment for family and friends to enjoy outdoor dining/entertaining in the summer months. There's a small orchard with fruit trees and wild flowers encouraging an array of local wildlife and the summerhouse would lend itself as a garden gym or office if required. The mature shrubs and trees create a range of colour and interests throughout the seasons.

There is huge potential to extend this already spacious home or space for additional buildings, all subject to the necessary planning permissions/consents.

The total plot extends to well over an acre (1.16) and must be viewed to appreciate all on offer.

**DIRECTIONS** What3words///videos.grit.loved

**SERVICES** Mains water and electricity are connected. Gas available in the road - Oil Fired central heating and private drainage system

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

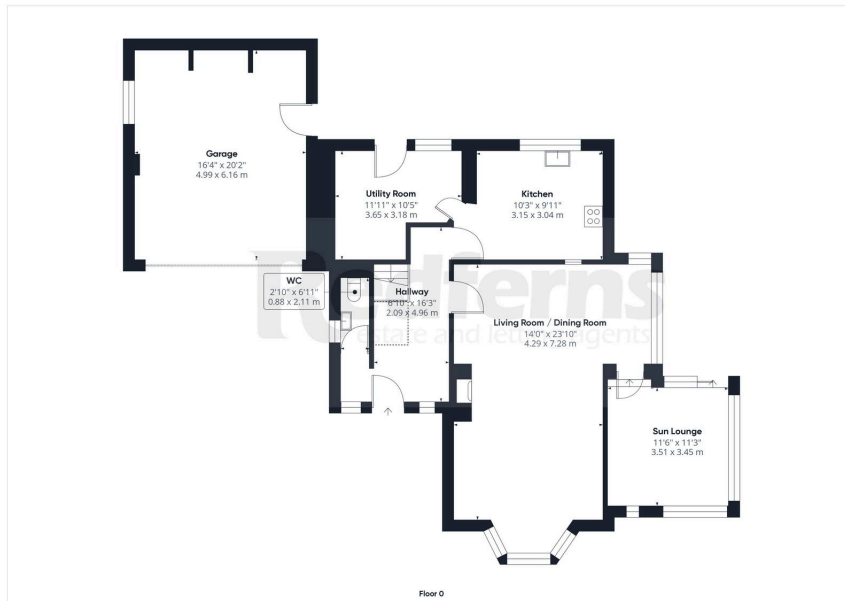
**MOBILE AND BROADBAND COVERAGE** Broadband is connected to this property, for specific checks, please use this link [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

**AGENTS NOTE** Data protection act of 2017. We are now required to obtain proof of ID and



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

- Prestigious woodland village
- Spacious multi aspect sitting room / dining room
- Large utility room
- Bathroom and a separate shower room
- Substantial driveway and double garage
- Reception hall & cloakroom W.C.
- Well equipped kitchen
- Four double bedrooms
- uPVC double glazing throughout
- Wonderful gardens and grounds of over an acre



Ottery St. Mary | 01404 814 306  
 Exeter | 01392 984 511  
 Sidmouth | 01395 512 544

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