

Ferndale, Hittisleigh, Exeter, EX6 6LL

Guide Price **£625,000**

Ferndale

Hittisleigh, Exeter

- Detached rural home
- Set in a 0.5 acre (approx) plot
- 4 Bedrooms (2 on ground floor)
- 3 Bathrooms
- Completely modernised throughout
- Less than 3 miles from the A30
- Large open plan kitchen/dining/living
- Separate lounge and separate utility
- Large sweeping garden with views
- Useful outbuildings

Set in approximately 0.5 acres of gardens and grounds, Ferndale is a substantially renovated dormer bungalow offering four double bedrooms and three bathrooms, together with generous parking and useful outbuildings. The property has been extensively improved since 2021, creating a comfortable home that combines a peaceful rural setting with easy access to the A30, approximately three miles away.

The ground floor has a practical and flexible layout, with a reception room currently used as an office and gym, a comfortable lounge with a new certificated woodburning stove, and an impressive open-plan kitchen, living and dining space. The kitchen has dark navy cabinetry, quartz worktops, an integrated dishwasher, double oven and central island, while the adjoining utility room has matching units and a door to the garden. A family bathroom with bath and separate dual-head shower and two double bedrooms, including one with an en-suite shower room, complete this floor.









Upstairs are two further double bedrooms, both enjoying countryside views. The principal bedroom has a generous en-suite shower room and walk-in wardrobe, with useful eaves storage available from the upper rooms. The house benefits from full UPVC double glazing, a modern oil-fired boiler and zoned underfloor heating to the kitchen/living/dining area, hallway and office.

Outside, the property has a sweeping lawn to the front, a patio and gardens extending around the house, with two separate entrances providing parking for around six vehicles. The outbuildings add considerable flexibility, including a substantial timber-framed workshop and storage building with power, a further powered lean-to shed and a garden shed. There is also a concrete base that could accommodate a hot tub.

Approached via a shared private lane, Ferndale enjoys a peaceful rural position while remaining conveniently placed for the A30 and wider Devon and Cornwall. With its generous plot, four double bedrooms, three bathrooms, flexible reception space and extensive parking and outbuildings, Ferndale offers a versatile rural home with plenty of scope for family life, working from home or simply enjoying the space and privacy of its surroundings.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2304.36

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 4Mbps (Starlink & Airband provide much faster speeds)

Drainage: Private drainage

Heating: Oil fired central heating plus woodburning stove

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

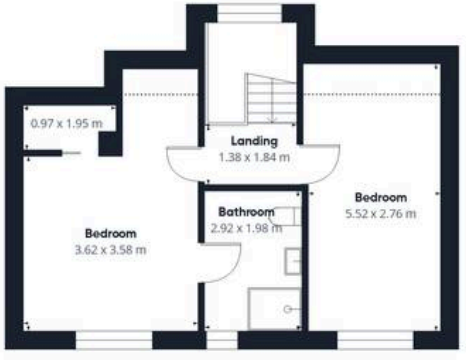








Floor 0 Building 1



Floor 1 Building 1



HELMORES
SINCE 1699

Approximate total area(1)

163.9 m²

Reduced headroom

2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Private Drainage:
We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Rights of Way:
We're informed by the seller that the property benefits from a right of way over the lane leading to the property. Buyers are advised to confirm details and legal status with their conveyancer.

DIRECTIONS: From the A30 junction at Whiddon Down, take the road leading to Crockernwell and Cheriton Bishop, then take an immediate turn toward Hittisleigh. Continue along this road and take a left turn sign posted to 'Spreyton & Bow'. Continue along and take a small lane to the right showing 'Badgers Brook'. Continue down the lane and the property will be found along to the left.

For Sat Nav: EX6 6LL

What3Words: ///lateral.universes.shadowed



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.