



TOADS FOLLY

West Hill, near Ottery St Mary, Devon



AN EXTREMELY STYLISHLY DESIGNED AND PRESENTED, SPACIOUS CONTEMPORARY HOME

Set in a secluded position on the edge of a popular East Devon village.

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Kitchen/dining room | Utility room | Secondary/annexe sitting room, kitchen and shower room

First Floor: Principal bedroom/shower room suite with balcony | Study | Guest bedroom/shower room suite and additional bedroom with balcony
Family bathroom | Further bedroom and bedroom/shower room suite | Annexe bedroom/shower room suite

Outside: Double garage and stores | Flat with kitchen/living room, bedroom and shower room

Parking | Gardens, terrace and swim-spa pool

Distances: Ottery St Mary 2 miles, Honiton 8 miles, Sidmouth 8 miles, Exeter 11 miles
(All distances are approximate)



SITUATION

The popular East Devon village of West Hill is known for its mixture of individual properties set along tree-lined avenues in a lovely wooded landscape, surrounded by beautiful rolling Devon countryside. The village offers a church, village store, excellent primary school, dentist, garage, hairdresser, village hall and regular bus services to Ottery St Mary and Exeter.

More extensive facilities can be found in the charming nearby town of Ottery St Mary, including a range of shops, pubs, restaurants, cafés, a supermarket and schools, including the well-regarded King’s School. Colyton Grammar School is within comfortable commuting distance, about 14 miles away, and private schools in the area include St John’s School in Sidmouth, Exeter School and The Maynard School for girls in Exeter. Further amenities are available in Honiton to the east and the university and cathedral city of Exeter to the west.

There are golf courses nearby at Sidmouth, Honiton and Woodbury Park. The East Devon National Landscape area lies close by, and to the south there is easy access to the spectacular East Devon coastline, with its pretty villages such as Branscombe and Beer and elegant seaside towns including Sidmouth and Budleigh Salterton, known for their beaches and dramatic cliffs. Part of the Jurassic Coast, this area offers superb coastal walking along the South West Coast Path.

There is very quick access to the A30 dual carriageway, leading east to Honiton and on to the A303 towards London, or west to Exeter, where there is an airport with domestic and international services. The M5 motorway can be joined at Exeter or Junction 29, and there are mainline rail connections to London at Honiton (Waterloo) and Exeter (Paddington).



THE PROPERTY

Toadpit Lane is an attractive, tree-lined road of substantial individual homes on the edge of the village, with the village centre close by. Toads Folly sits at the end of a driveway off a shared private drive from the lane, bordering open farmland.

The house, understood to have been built in 2014, was stylishly and imaginatively designed with an emphasis on space, light and eco-efficiency, incorporating solar panels and two air source heat pumps. Heating is via underfloor heating throughout, and the property also benefits from smart automation and MVHR. The result is an immaculately presented and spacious contemporary home in a delightful edge-of-village setting, providing a total of six bedrooms.

From the parking and turning area, the front door opens into the impressive full-height reception hall, featuring a curved staircase with glazed balustrade sweeping up to the galleried landing, and full-height windows that flood the space with light.

To one side, double doors open into the 23-foot square sitting room with a wood burner set into the chimney breast and bi-fold doors leading out to the terrace and gardens. On the other side, an opening leads into the very spacious open-plan kitchen/dining room, with a stylish, fully fitted contemporary kitchen including an island and breakfast bar, and further bi-fold doors opening to the terrace and gardens.

To the rear, a door leads into a separate suite of rooms that could serve as a self-contained annexe with its own separate access. It comprises a sitting room with glazed door to the garden, kitchen and downstairs shower room. There is a staircase within the annexe itself leading up to a bedroom/shower room suite with a Juliet balcony glazed door with views to the garden and fields beyond. This annexe bedroom forms part of the six-bedroom total within the main house.



On the first floor of the main house, the galleried landing with glazed balustrades has fitted bookcases and leads to the principal suite, which includes a large main bedroom with walk-in wardrobe, bathroom and a glazed door with full-height windows opening to a balcony overlooking the gardens. A study adjoins this suite. On the other side of the landing are two bedrooms with glazed doors to another balcony, one with an en suite shower room and walk-in wardrobe. There is a further bedroom/shower room suite and bedroom and family bathroom. There is a further bedroom/shower room suite upstairs in the annexe, bringing the total number of bedrooms in the main house to six.

Bi-fold doors from the sitting room and kitchen/dining room open onto a broad paved terrace providing a lovely outdoor sitting and dining area on the south side of the house. Adjoining this is the swim-spa pool and a timber-decked terrace beneath a pergola. Steps lead down from the terrace to a large enclosed, level lawned garden flanked by well-stocked borders; at the end, further steps descend to a gravel garden terrace. The entrance driveway continues past the house to a broad gravel turning and parking area providing space for up to eight cars. Adjacent is the double garage with storerooms and the adjoining one-bedroom flat, named Landers.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity and mains water. Private drainage. Underfloor heating. Two air source heat pumps. Solar panels.

Local Authority: East Devon District Council: 01404 515616

Council Tax: Band G

EPC: B

Directions: EX11 1LQ

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
472.0 sq.m. (5081 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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