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properties



Hollydown

Venton, Drewsteignton, Devon EX6 6PG

£725,000 Freehold



The Property

Hollydown is a recently built sustainable eco home comprising a main two bed home and an adjacent detached annexe with one bedroom. The property is highly insulated with individual room thermostats and underfloor heating powered by an air source heat pump in the main residence and oil fired underfloor heating in the annexe. Both buildings are double glazed with high efficiency aluminium window and doors for ease of access to the gardens and moorland views. The main residence has an entrance lobby, a large open plan living room and kitchen with bi-fold windows and doors to the garden, a utility room, a main bedroom with ensuite shower room, a family bathroom and a second good double bedroom. The annexe has an entrance lobby, a living room/kitchen with an aluminium double glazed picture window and door to the garden, a shower room and a good double bedroom. Sited in the grounds is a former garage which is currently used as a store and stable. The gardens extend to 0.95 acres and have a delightful moorland feel with a small pond and access to the level field of approximately 2.55 acres/1.03 Ha. There is the opportunity to add solar water/PV panels to enhance the eco credentials of the buildings and lots of scope to landscape the gardens if so desired. There is plenty of space for parking and Fowlers strongly recommend viewing.

Situation

Hollydown is located in a quiet spot in Drewsteignton Parish in the small rural settlement of Venton. It is easily accessed from the A382 and is less than a five minute drive to the A30 dual carriageway and only a 3 mile drive to the nearby town of Chagford where there is a wide variety of day to day and specialist shops, pubs, cafes, a Primary school, pre-school and Montessori, a library and surgeries for doctor, dentist and vet. From Venton, Exeter is approximately 17 miles away.

Services

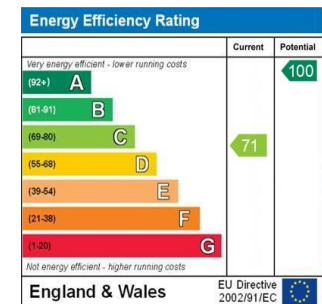
Hollydown has its own borehole and water filtration plant and an Environment Agency compliant waste processing plant. Oil is by private contract for the annexe boiler and the air source heat pump is sited to the south of the main residence. Mains electricity is connected.

Council tax band Band A

Directions

From the A30 dual carriageway at Whiddon Down, head through the village passing the Post Inn pub and then turn left at the mini roundabout onto the A382. After about a mile on the right is a long hedge shielded layby. Drive into the layby and the gated entrance to Hollydown is on the right.

- With approx. 3.5 acres of residential garden and field
- A detached, timber built sustainable eco home and annexe
- Highly insulated, double glazed and with underfloor heating to both home and annexe
- Air source heat pump for main residence
- Large living room/kitchen with moorland views and aluminium bi-fold doors
- Two double bedrooms with bi-fold doors
- Ensuite shower room and separate family bathroom
- Annexe with living room/kitchen and bi-fold doors
- Double bedroom and family



Entrance

Exterior wall mounted lighting frames the broad panelled front door which has a double glazed obscure central panel and matching side windows that lead into the entrance lobby.

Entrance lobby

The underheated floor is laid with limestone and leads to the open plan living/kitchen and the two bedrooms and bathroom. The lobby has a pull-down hatch with a fitted ladder leading to the large, highly insulated roof void.

Living room/kitchen

This entire open plan space is limestone floored with underfloor heating. It has broad aluminium double glazed bi-fold windows and doors front and rear with integral blinds and additional matching windows in the kitchen area. It is south west facing and bright and enjoys super views across the garden, countryside and to the nearby moor. The living area is ample size for a sitting and dining area and there are two ceiling light points, two wall light points, plenty of power points, a BT Open reach point and a TV point. The kitchen is fitted with a great range of base and wall cabinets and a kitchen island with feature lighting above. The island has a large quartz work surface/breakfast bar with a built in stainless steel bowl and mixer tap and plenty of cupboards and drawers. The main cabinets also have quartz worktops and are fitted with two pull-out larder cupboards, pull-out corner shelves, a white ceramic 1½ bowl sink with a fitted Kettle tap, an AEG oven and grill, steam oven and microwave, a built-in fridge, a four ring induction hob and a fitted extractor hood and light. An aluminium double glazed window looks out to the gardens.





Utility room

Limestone floored with a double glazed door to the exterior, a base cabinet with oak worktop, tiled splashback and a single drainer stainless steel sink with mixer tap and spray attachment. There is plumbing and space for an automatic washing machine, dryer and a freezer. Located in this room is the highly insulated hot water cylinder and air source heat pump controls.

Family bathroom

The bathroom is limestone floored and has fully tiled walls and is fitted with a 'P' shaped bath with curved shower screen and side mounted waterfall mixer tap. The shower is a wall mounted unit with rain shower head and shower wand. A porcelain basin is mounted on top of an oak vanity surface with a cupboard below with a wall mounted mirror door cabinet with lighting above and a built-in shaver socket. There are three LED downlighters, a wall mounted chromed towel rail, an extractor fan and an obscure glazed side window.

Main bedroom

A bright room with an aluminium double glazed side window and broad matching bi-fold windows and a door with integral blinds leading out to the garden which has great views across the grounds to the countryside. It has a limestone floor, a ceiling light point, a TV point and six power points. A doorway leads into the ensuite shower room.



Ensuite shower room

This shower room is fully tiled to all walls and has a limestone floor. It has a walk in shower with multi directional shower jets, a rain shower head and shower wand, and there is a glazed shower screen. A low level w.c. is fitted and an oak vanity unit with a pair of porcelain table top basins with a mixer tap each, a mirror/medicine cabinet and an adjacent shaver point. An extractor fan is fitted, three LED downlighters and a chromed heated towel rail.

Bedroom 2

A good size front facing second bedroom with an aluminium double glazed side window and matching bi-fold windows and door with integral blinds to the garden. It has a limestone floor, a fitted ceiling light and a TV point.

The Annexe

Annexe entrance

An aluminium framed double glazed door with a matching side window leads into the entrance lobby which has a tiled floor with underfloor heating, a wall mounted central heating timer, a pendant light point and oak finished doors to all rooms.





Annexe living room/kitchen

This is a bright south west facing room with a large aluminium double glazed picture window and door to the garden and a matching side window. The room has two wall light points, a pendant light point and the ceiling is open into the eaves. The kitchen is fitted with a smart brand new and unused kitchen with a range of base and wall cabinets with worktop lighting and a marble effect roll top work surface incorporating a single drainer stainless steel sink and mixer tap and major appliances including a built in washing machine, a four ring induction hob with circulator hood and light above, a built in fan oven and grill and a fridge.

Annexe shower room

This smart shower room has fully tiled walls and floor and a large walk-in shower with a glazed shower screen and a built in thermostatic shower with multi directional jets and rain shower head and shower wand. An oak vanity unit is fitted with a quartz top and a table-top basin and mixer tap with fitted mirror/medicine cabinet above, a shaver point and a wall mounted chromed, heated towel rail. There is an extractor fan and four LED downlighters.

Annexe bedroom

This good size double bedroom has a large aluminium framed picture window and door to the garden and a matching side window. The floor is ceramic tiled and underfloor heated and has an individual thermostat, and there is a pendant light point in the open eaves.



Exterior

The garden and land at Hollydown extend in all to approximately 3.5 acres, with 0.95 acres being considered as the garden. This is a moorland garden with grassy areas and some moisture loving plants, a small pond and great views to the surrounding countryside and the nearby moor. Sited within the garden is the air source heat pump to the side of the main residence and an exterior shielded oil fired central heating boiler alongside the annexe. At the bottom of the garden is a small watercourse and access to the field which extends to about 2.55 acres. Located within the garden is an outbuilding that was formerly a garage.

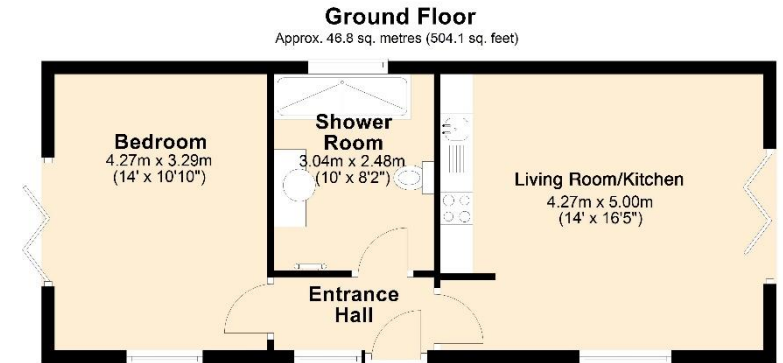
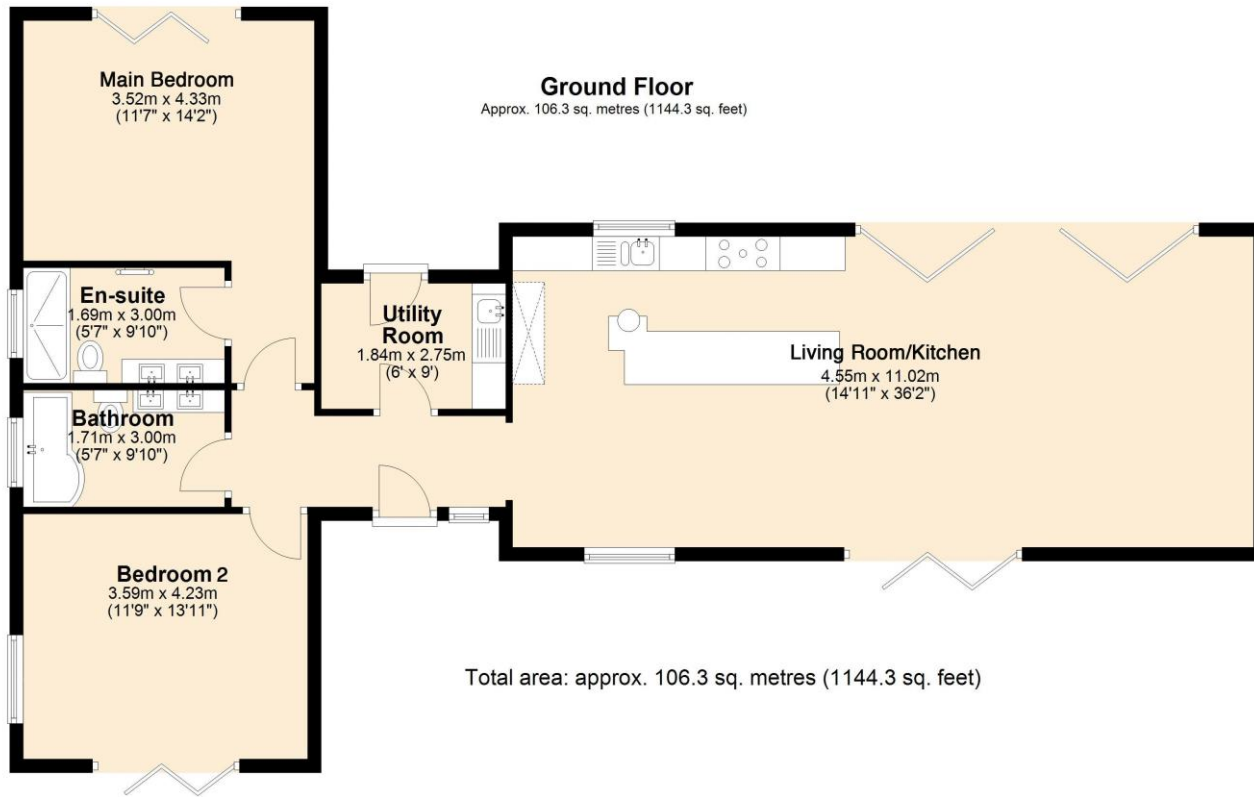
Oubuilding

This building was formerly a garage and still retains two metal up and over doors. It is block built and is an ideal site for a garden equipment store and workshop. The main body of the building measures 23'11 x 16'9/7.28m x 5.10m and attached to the western end of the building is a stable measuring 17'2 x 10'/5.23m x 3.04m.

Parking

There is parking for 2/3 vehicles on the driveway just inside the entrance gates.





Total area: approx. 46.8 sq. metres (504.1 sq. feet)

Annexe

VIEWING BY APPOINTMENT ONLY

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