




Trilow

Halsfordwood Lane, Nadderwater, Exeter, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An idyllic Grade II listed farmhouse set in approx. 8.4 acres with far-reaching views across the surrounding valley

Trillow is an enchanting, thatched Devon farmhouse dating from the early 16th century, brimming with period charm and offering beautifully appointed accommodation. The property retains a wealth of original features such as exposed timber beams, flagstone floors, timber panelling and impressive fireplaces, seamlessly blended with underfloor heating, modern fittings and understated décor. The property enjoys a sizeable plot and is situated in a picturesque rural position, just three miles from Exeter city centre.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE & WORKSHOP



8.4 ACRES



FREEHOLD



RURAL



3,345 SQ FT



**GUIDE PRICE
£1,187,500**



The property

The ground floor has three comfortable, flexible reception rooms, including the similarly proportioned sitting room and drawing room, both of which feature fireplaces with woodburning stoves and benefit from dual aspects allowing for plenty of natural light, with views over the surrounding valley. The sitting room also retains an original plank and muntin screen. Between the two is the formal dining room, which has a grand inglenook fireplace. A cross passage hall leads through to the well-equipped kitchen which has farmhouse-style units, oak worktops and an oil-fired Aga, as well as space for a breakfast table with a door that leads out onto the rear terrace. A fitted utility room provides further space for appliances and home storage while there is also an adjoining W.C.

Also on the ground floor is a fully equipped kitchenette with stairs that lead to a first-floor reception room, a double bedroom, a shower room and a separate entrance at the rear of the house. This area offers versatile accommodation and could be used as a self-contained annexe, ideal for multi-generational living or guest accommodation.

The central stairway leads to the first floor and to four further well-presented double bedrooms including the generous principal bedroom which has built-in wardrobes and an en suite bathroom. The first floor also has a family shower room. All bath and shower rooms are fitted with attractive modern suites, floor to ceiling tiling and walk-in showers.

Outside

Trillow is situated along a peaceful country lane, with the driveway at the side of property providing plenty of parking space and access to the integrated barn which serves as a double garage and workshop. The beautiful gardens to the sides and rear include well-maintained lawns, well-stocked border beds, various shrubs and hedgerows and a variety of mature trees. There is a patio area at the back of the house for al fresco dining, while the gardens rise to the rear in a terraced layout, with the upper levels featuring a vegetable garden, large greenhouse, fruit trees, a summer house and a dell with a wildlife pond. There is also further vehicle access to the side with a five-bar gate providing access to a paddock and the extensive well-stocked woodland. Surrounding the property are rolling fields, meadows and peaceful wooded areas. In all the property enjoys approximately 8.4 acres.



Location

Trillow is situated in an idyllic, peaceful rural location just three miles from the vibrant city of Exeter. The property is a mile from the village of Whitestone, which is the centre of the active and welcoming local community. There is excellent walking, riding and cycling to be enjoyed direct from the property and further afield with miles of unspoilt countryside to explore. The Cathedral City of Exeter has a number of well-regarded schools for children of all ages, one of the best universities in the country, and a variety of supermarkets including Waitrose. Exeter also boasts excellent cultural and recreational facilities with many restaurants, the Princesshay shopping development, John Lewis, a David Lloyd Private Health Club, Exeter City Football Club and the prominent Rugby Stadium of the Exeter Chiefs. Communication links are excellent, with easy access to the A30, the M5, A38 and A380. Exeter St. David's is approximately 2.7 miles away, with intercity high speed trains to London Paddington. There is also a good number of flights from Exeter International Airport to a range of domestic and European destinations.

Distances

- Exeter St. David's mainline station 2.7 miles (London Paddington just over 2 hours)
- Exeter city centre 3.0 miles
- Exeter Airport 8.8 miles

Nearby Schools

- Ide Primary School
- Tedburn St Mary Primary School
- Exwick Heights Primary School
- Exeter Cathedral School
- St Wilfrid's School
- The Maynard School
- Exeter School
- Queen Elizabeth's School, Crediton
- Exeter College (Ofsted rated outstanding)





Floorplans
 Main House internal area 3,345 sq. ft (311 sq. m)
 Garage internal area 605 sq. ft (56 sq. m)
 Total internal area 3,950 sq. ft (367 sq. m)
 For identification purposes only.

Directions
 EX4 2LD
 what3words: ///seashell.specifies.textiles- brings you to the property.

General
Local Authority: Teignbridge District Council.
Services: Mains electricity and water. Private drainage (septic tank-klargest system). Oil fired central heating.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Council Tax: Band G
EPC Rating: D
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

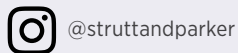
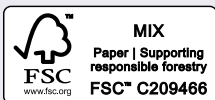
The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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