



Hillcroft, Longdown, Devon

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Hillcroft, Longdown, Exeter, Devon EX6 7SP

A four-bedroom detached bungalow in an elevated position with far-reaching countryside views

Exeter city centre 3.5 miles, Exeter St. David's mainline station 4.5 miles (2 hours 8 minutes to London Paddington), M5 (Jct 31) 5.5 miles

Reception hall | Sitting room | Dining room
Kitchen | Cloakroom | Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom | Garage | Garden
Approximately 1.28 acres | EPC rating F

The property

Hillcroft is an attractive property that provides light filled accommodation arranged on a single level, providing accessible, flexible living space with light and airy reception rooms that take advantage of the exceptional views.

The main reception room is the well-proportioned sitting room, which has a fireplace fitted with a woodburning stove and sliding glass doors opening onto the terrace, affording views across the hills and woodland. The dining room has a dual aspect and also benefits from sliding glass doors onto the patio. The kitchen provides plenty of storage space in fitted units to base and wall level, while there is also a central island and space for all the necessary household appliances.

There are three double bedrooms, and a smaller fourth bedroom which is currently used as a study. Two of the bedrooms benefits from built-in storage, including the generous principal bedroom which also has an en suite shower room. There is also a family bathroom with a separate shower unit and a cloakroom.

Outside

The house is set in an elevated hillside position with sweeping gardens of approximately 1.28 acres, backing onto woodland at the rear. The garden is mostly to the front and side, with a southeast-facing aspect and includes rolling lawns, various established shrubs and trees and an area of paved terracing providing an ideal vantage point to admire the views. At the rear there is a further patio area and steps leading to an additional lawn bordered by flowerbeds, as well as a storage shed. The driveway leads to the side of the house where there is a parking area and a detached double garage.

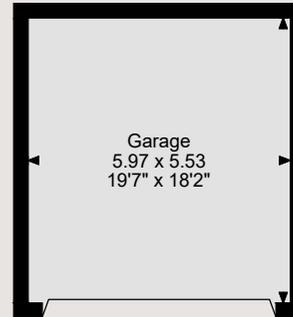
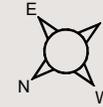
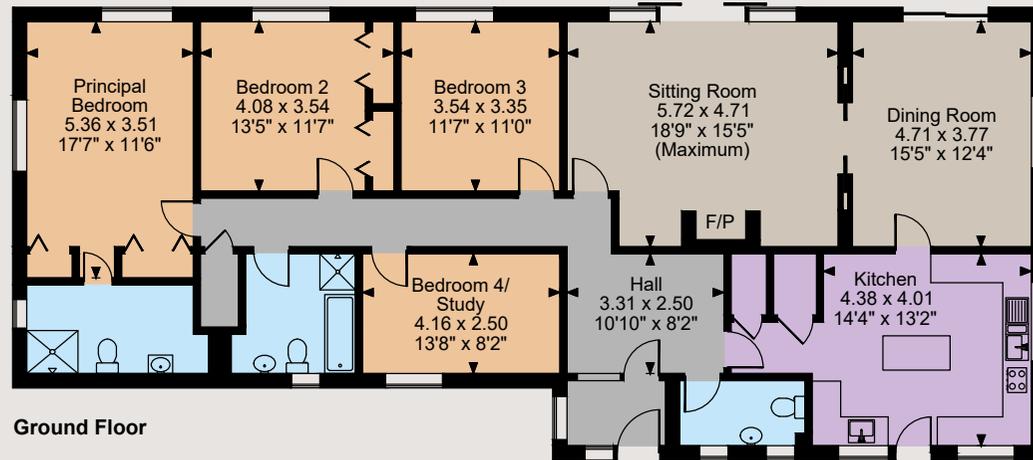
Location

The property is in the small village of Longdown, surrounded by beautiful Devon countryside and three miles west of the popular city of Exeter. Longdown offers a pub and an active village hall with a popular skittles alley and a traditional farm shop, while the nearby villages of Dunsford and Pathfinder are both within three miles, providing further local amenities. Exeter is the most thriving city in the southwest and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants. There is an abundance of wonderful walking, cycling and riding opportunities in the surrounding countryside including the Teign Valley, Dartmoor National Park, Haldon Forest and the coast. Primary schools can be found in the surrounding villages, including an outstanding-rated primary school in Ide, while further schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. The area is well connected by road, with the M5 just five miles away and there is regular rail services to London Paddington from Exeter St Davids taking just over 2 hours. Exeter International Airport provides an ever increasing number of domestic and international flights.





Floorplans
 House internal area 1,837 sq ft (171 sq m)
 Garage internal area 355 sq ft (33 sq m)
 For identification purposes only.



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

From Exeter city centre, take the Exe Bridge South and turn onto Cowick Street/B3212, passing Exeter St Thomas station. Continue onto the B3212 for three and a half miles, into Longdown, and you will find the property on the right-hand side.

General

Local Authority: Teignbridge District Council

Services: Mains electricity, gas and water.

Private drainage which we understand is compliant with current regulations.

Council Tax: Band F

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £750,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

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