












East Hill House

Ottery St. Mary, Devon

A charming country house with five bedrooms, a two-bedroom detached annexe and extensive grounds

An impressive and substantial detached country house set in an elevated position with breathtaking views across the surrounding East Devon countryside. The property features light, airy and comfortable accommodation with elegant, understated styling throughout, while the annexe provides income potential or useful additional living space for family members.

 4 RECEPTION ROOMS	 7 BEDROOMS	 6 BATHROOMS
 CARPORT / DRIVEWAY	 4.2 ACRES	 FREEHOLD
 RURAL / VILLAGE	 4,584 SQ FT	 GUIDE PRICE £1,800,000

The property

East Hill House is a Victorian country house, which has been later extended and elegantly modernised by the previous owners. The property occupies a magnificent hillside position with dramatic views towards nearby Ottery St. Mary and across the picturesque East Devon landscape. There is a welcoming reception hall at the entrance, with the grand sweeping staircase leading to the galleried first-floor landing. The wood windows are double glazed throughout and provide a flood of light to each room. The ground floor has three flexible reception rooms, including the 38ft sitting room with its Jetmaster fireplace and its dual aspect, including a south-facing bay window and two sets of west-facing French doors opening onto the garden. There is also a useful study for home working and a formal dining room with two sets of French doors opening to the front garden. Additionally, the L-shaped open-plan Toby's kitchen and breakfast room features further space in which to dine and relax, with its tiled flooring, solid wood fitted units, breakfast bar, electric and ceramic range cooker and ceramic hob.

The first floor offers four double bedrooms, two of which are en suite including the principal bedroom with its Juliet balconies, large dressing room and en suite bathroom. The first floor also has a family bathroom, with the second floor featuring an additional generous double bedroom with eaves storage, a further bathroom and a large attic room.

The Linhay

The detached annexe offers more than 1,000 sq. ft of further living space, including a well-proportioned, open-plan sitting room and kitchen with its vaulted ceiling and dual French doors, opening out towards the surrounding landscapes. There are also two double bedrooms, both of which are en suite. The current owners had the annexe built by David Lowe 14 years ago and have since used it as a successful holiday let through Toad Hall Cottages. The Linhay is on LPG and electric separate meters and is on joint water supply with the main house.



Main House





The Linhay



Outside

The property occupies an idyllic rural position along a peaceful country lane. The driveway provides access to both the house and annexe, with plenty of parking space in front, and sheltered parking for up to four vehicles in the carport, built by David Lowe. At the rear, the annexe has its own private garden with a patio area and a lawn, bordered by established hedgerow. The garden at the rear of the main house includes a patio partly shaded by a timber-framed pergola, with steps leading down to a generous area of lawn, and further lawns at the side. This space is ideal for al-fresco dining and entertaining. Beyond the lawn lies a greenhouse and a fenced, thriving vegetable garden. A detached stable block with workshop provides useful storage space, as well as a small former air raid shelter which is currently used for log storage. The extensive grounds total to over four acres and feature a spacious open paddock to the rear, which could be used for grazing livestock. The grounds also occupy two small ponds and a variety of pretty shrubs, including Azaleas, Camelias and Rhododendrons.

Location

The charming Devon town of Ottery St. Mary offers most of the necessary everyday amenities, including a variety of shops, restaurants and cafés, and a supermarket. Ottery St. Mary also has a good selection of schools, including the outstanding-rated King's School, while nearby Sidmouth has the renowned independent St. John's School. For leisure, there is golf at Sidmouth and Honiton, as well as beautiful beaches and walks along the striking Devon coastline via the South West Coast Path. The A30 is easily accessible, providing access to the city of Exeter and the M5.



Distances

- Ottery St. Mary town centre 1.7 miles
- Honiton 5.0 miles
- Sidmouth 7.4 miles
- Exeter 13.0 miles

Nearby Stations

- Feniton
- Whimble
- Honiton
- Cranbrook
- Pinhoe

Key Locations

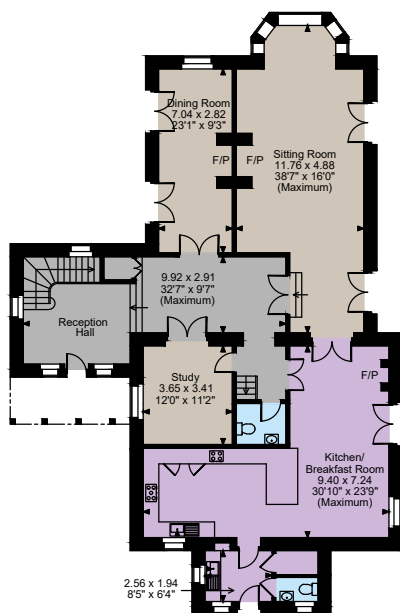
- East Devon National Landscape
- Sidmouth Beach
- Exmouth Beach
- South West Coast Path
- Exeter (university city)

Nearby Schools

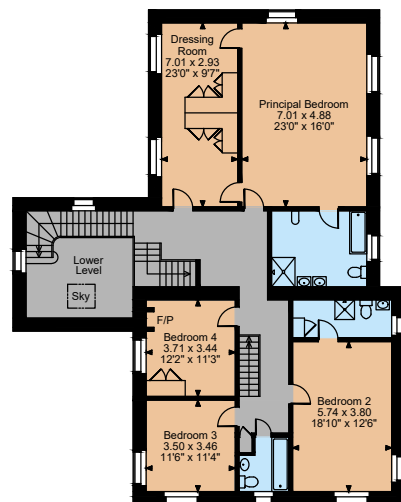
- Ottery St Mary Primary School
- Sidbury CofE Primary School
- The King's School
- Tipton St John CofE Primary School
- Sidmouth College
- Sidmouth CofE (VA) Primary School
- Newton Poppleford Primary School
- West Hill Primary School
- St John's School
- Farway CofE Primary School



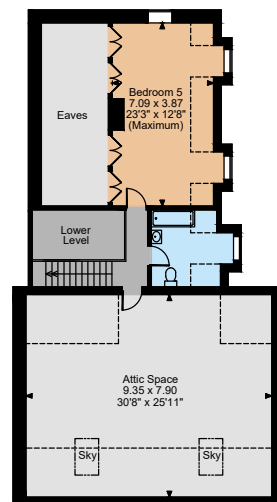




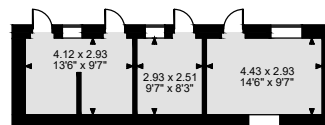
Ground Floor



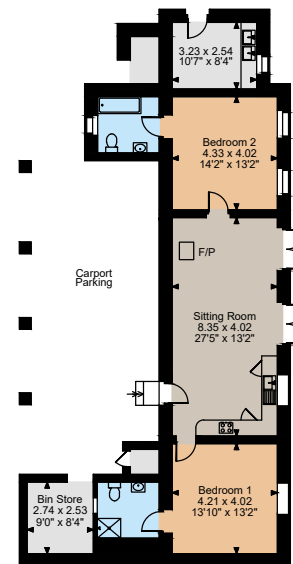
First Floor



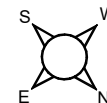
Second Floor



Stable Block



The Linhay



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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 4,584 sq ft (426 sq m)

Garage internal area 75 sq ft (7 sq m)

Outbuilding internal area 366 sq ft (34 sq m)

Annexe internal area 1,056 sq ft (98 sq m)

Total internal area 6,081 sq ft (565 sq m)

For identification purposes only.

Directions

EX11 1PJ

what3words: ///sprains.surprised.sparks - brings you to the driveway

General

Local Authority: East Devon District Council

Services: Mains electricity, gas and water. Private drainage which is compliant with current regulations.

Mobile and Broadband Checker: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile.coverage>

EPC Rating: D

Council Tax: Band G

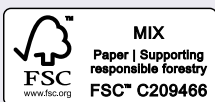
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Exeter

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