



Little Glade, West Hil



A secluded four-bedroom detached cottage, in need of renovation, in a sought-after location close to the village of West Hill.



Services

All mains services are connected including super fast broadband.



The Property

Little Glade is a splendid four-bedroom detached cottage, in a peaceful and secluded position just outside the sought-after village of West Hill. The property is surrounded by woodland, creating a sense of privacy and escape, while inside the accommodation provides an opportunity to renovate and possibly extend, subject to the necessary consents.

The ground floor has one large reception room – the dual aspect sitting room – which welcomes plenty of natural light through its south-facing bay window, which has a fireplace and French doors opening onto the garden. There are two double bedrooms on the ground floor, either or both of which could be used as additional reception rooms if required.

The kitchen has space for plenty of storage, as well as all of the necessary appliances, while a lobby to the side could be used as a utility room or boot room.

On the first floor there are two further bedrooms, one of which is a generous-sized double. The first floor also has the family bathroom, while there is a shower room on the ground floor.

Outside, a tarmac driveway leads to the house, providing plenty of parking space and access to the integrated garage to the rear. The gardens surrounding the house have extensive lawns, paved terracing, shaded woodland areas and a variety of established shrubs.

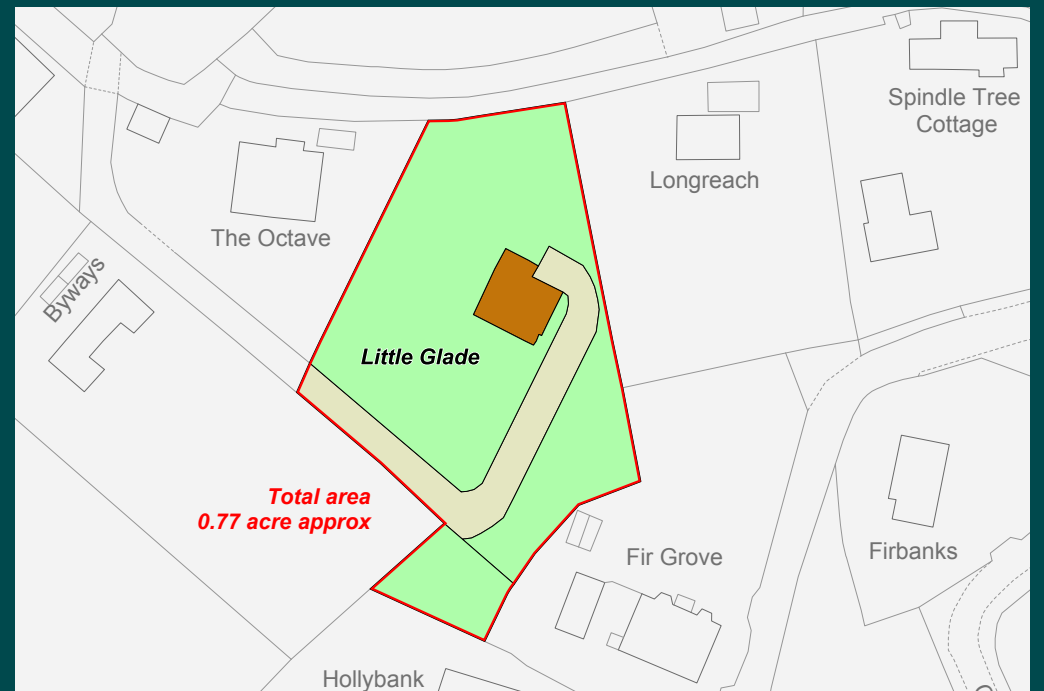
The small village of West Hill lies two miles southwest of the charming Devon town of Ottery St Mary, surrounded by beautiful rolling Devon countryside. West Hill has a village store, a post office and an outstanding-rated primary school, while most of the necessary everyday amenities can be found in Ottery St Mary, including a variety of shops, restaurants and cafés, a supermarket and a good selection of schools.

Location

The area is ideal for those with a love for the great outdoors, with the East Devon Area of Outstanding Natural Beauty on its doorstep, providing a wealth of outstanding walking, cycling and riding routes. The coast and the renowned Southwest Coastal Path is within easy reach, as are a number of excellent beaches. Golf is available nearby at Sidmouth and Honiton, as well as Woodbury Park.

The A30 runs nearby, offering easy access to the city of Exeter and the M5, while the stunning Devon coastline and the popular seaside towns of Sidmouth and Exmouth are within easy reach.

For schooling, West Hill itself has a primary school, rated 'outstanding' by Ofsted. Ottery St. Mary provides further schooling, including the 'outstanding' secondary The King's School, while there are also a number of excellent schools in the surrounding area, including the independent St. John's School in Sidmouth.





Floorplan

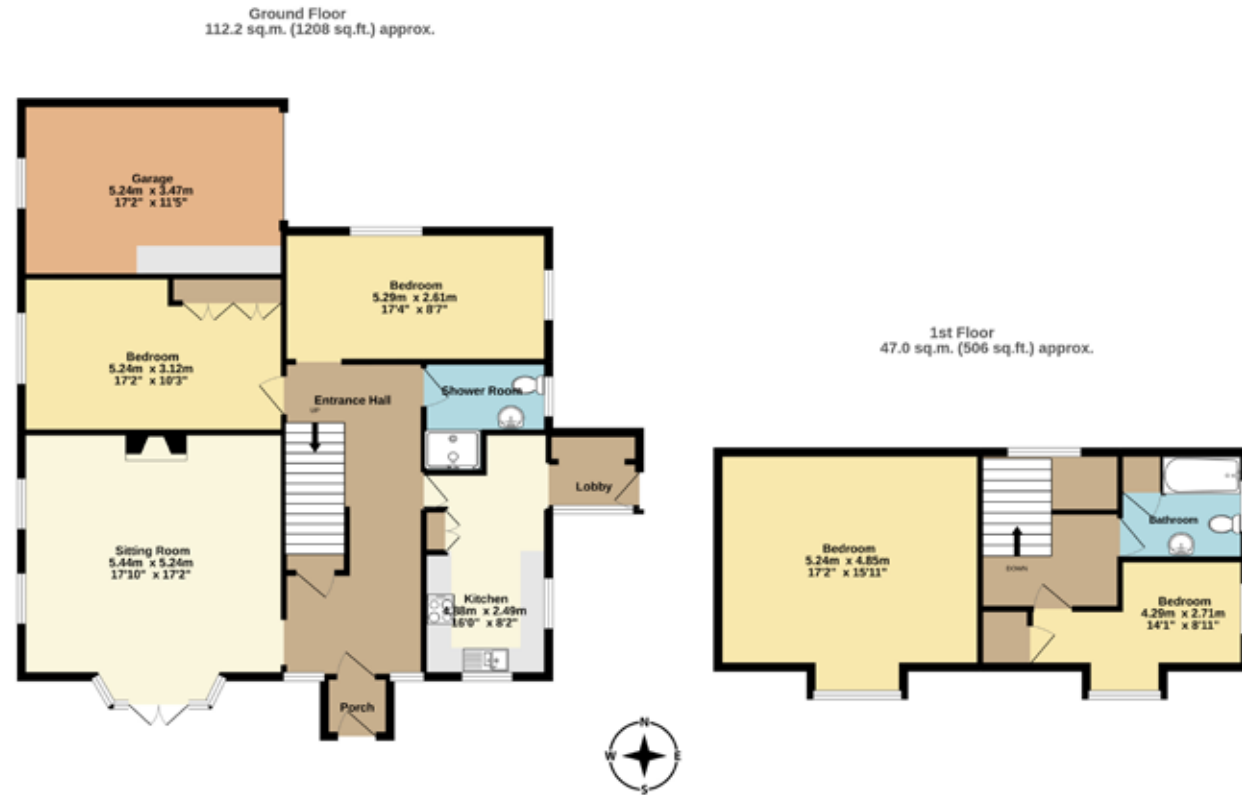
Approximate Gross Internal Floor Area

Ground Floor = 1112.2sq.m (1208sq.ft)

First Floor = 47sq.m (506sq.ft)

Total = 159.1sq.m (1713sq.ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



TOTAL FLOOR AREA : 159.1 sq.m. (1713 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Knight Frank

Exeter

19 Southernhay East,

Exeter EX1 1QD

knightfrank.co.uk

I would be delighted to tell you more

Tom Banwell

01242 807946

tom.banwell@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2022. Photographs and videos dated May 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.