



S P I N N E Y B R O O K



# Spinneybrook

Hittisleigh Mill, Exeter, Devon EX6 6LA

- Exeter 13 miles
- Dartmoor National Park 1 mile
- A30 4 miles

A secluded Grade II Listed country property set in wonderful grounds including meadows, woodland and stream

- 11.17 Acres
- 4 Reception rooms
- 3 Bedrooms
- 3 Bathrooms
- Large kitchen/breakfast room
- Landscaped gardens
- Garage/workshop building with potential
- Modern stable yard







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## Situation

Spinneybrook is situated in the hamlet of Hittisleigh Mill, enjoying a totally secluded location surrounded by its own land and stunning English woodlands, also known as Bluebell Woods. In this rural unspoilt countryside, the property has excellent road communications with the A30 dual carriageway just beyond Cheriton Bishop (2.5 miles) which links to the M5 motorway. The popular village of Cheriton Bishop has a primary school, Doctors' surgery, late opening village store/post office, church and popular pub. The cathedral city of Exeter (13 miles) provides an extensive range of facilities befitting a centre of its importance along with a renowned university. There are railway stations on the London Waterloo and Paddington lines whilst the airport is just east of the city.

## Description

Spinneybrook, dating from the early to mid-1700s, is a delightful, Grade II Listed thatched house which was re-thatched in 2014. The house has a wealth of character befitting a property of its age and in 2013 the property was stylishly extended on the south side with a fabulous contemporary edition providing a spacious kitchen/breakfast room with underfloor heating. Bi-folding doors lead onto the garden terrace complemented by bi-folding windows overlooking the beautiful, recently landscaped and easily maintained gardens. Spinneybrook benefits from a stable yard with access to adjoining pastures.





## The House

An oak door leads into the dual aspect Living Room with good ceiling height, numerous exposed beams and timbers, fireplace with beam over and bread oven with a multi-fuel burning stove. Windows with window seats look out onto the front water feature and rear gardens. This room leads into the Aga Room, originally the kitchen in this historic part of the cottage, with stone floor, a 2-oven, oil-fired Aga, and ample cupboards. From here it opens out to the fabulous triple aspect, vaulted Kitchen and Breakfast Room of pegged oak construction comprising a stone floor, underfloor heating, picture windows and bi-fold doors opening out onto the garden terrace. From these large windows a wonderful outlook is enjoyed over the stunning, recently landscaped and easily maintained gardens and grounds with woodland beyond. The kitchen has granite worktops, inset twin sink unit, breakfast bar, a good range of cupboards and drawers, built-in Bosch oven, propane gas hob, larder unit, fridge freezer and dishwasher. This room also opens out to the Dining Room, currently used as an office, which enjoys a wonderful outlook over an orchard to the west and has a vaulted ceiling with numerous exposed wall and ceiling timbers. An oak door and steps lead to Bedroom 3, a well-lit dual aspect room with exposed beams, and built-in oak wardrobe and cupboards. This room benefits from an adjoining dual aspect en suite comprising bath/shower, heated towel rail, WC and wash basin with cupboards below.



The living room stairs around the bread oven lead to a warm and comfortable Sitting Room with an historic brick and stone fireplace, bread oven, wood burning stove, and an oak and glazed door to the front garden. Through double oak doors is a well laid out Utility Room with WC, handbasin and shower. Under a ceramic tile worktop there is sufficient space for utility appliances. This room also houses the oil-fired central heating system which is divided into three independent zones. Ascending to the oldest part of the house is a beautiful Bedroom with exposed beams and timbers, built-in wardrobe, and a lovely view over the covered old well and outside seating area. From the sitting room, stairs lead to the Master Bedroom with handmade wardrobe as well as windows to the front and rear. Further on, is an en suite with shower, WC, handbasin, heated towel rail and numerous closets. Beyond is a landing with stairs leading down to the Aga Room.



## The Grounds

These are a particular feature of this wonderful country property. Through a wooden gate, a gravel drive with sensor lighting leads to ample parking. To the front of the house is a landscaped water feature with lighting and a stone rockery surround. To the left of the house is a block outbuilding (15' x 36') currently used as a garage, workshop and garden store. To the west of the house are sweeping lawns extending down to a wildflower meadow with mature apple trees. Beyond the gardens is a small brook and a delightful selection of broadleaved woodland with a mass of bluebells in season. The principal gardens lie to the south of the house. These have also been recently landscaped to provide secluded entertaining areas with terraced lawns with numerous shrubs. There are well placed and cleverly concealed garden lights which illuminate this wonderful, secluded, entertaining and relaxation area. A path from the front of the house leads up beside the vegetable garden with raised beds, garden shed and compost bins to the stable yard which has separate gated road access. This is a purpose-built timber range of 3 boxes (each 12' x 12'), tack room (12' x 6') and hay barn (23' x 12'). The stables benefit from electricity and water supply. Across the yard is a storage barn (26' x 12'). From these buildings, access is gained into the adjoining field. Beyond the garden on the south side is a paddock. Meadows are bisected by the delightful, meandering small River Yeo, which is bordered by numerous trees. Across the lane from the house is a broadleaved wood. Overall the property amounts to about 11.17 acres.





## Agents Note

Planning permission was granted in 2006 (06/00376/FULL) for the erection of a workshop, day room and two en suite bedrooms after the demolition of the existing outbuilding. This has now lapsed.

## Local Authority

Mid Devon District Council  
Tel: 01884 255255  
[www.middevon.gov.uk](http://www.middevon.gov.uk)

## Services

Mains electricity. Mains water. Private drainage. Oil-fired central heating, partial underfloor heating.

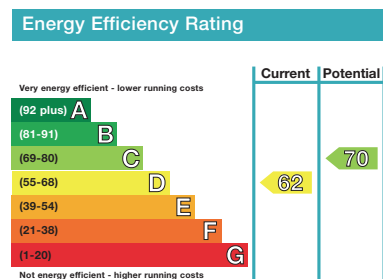
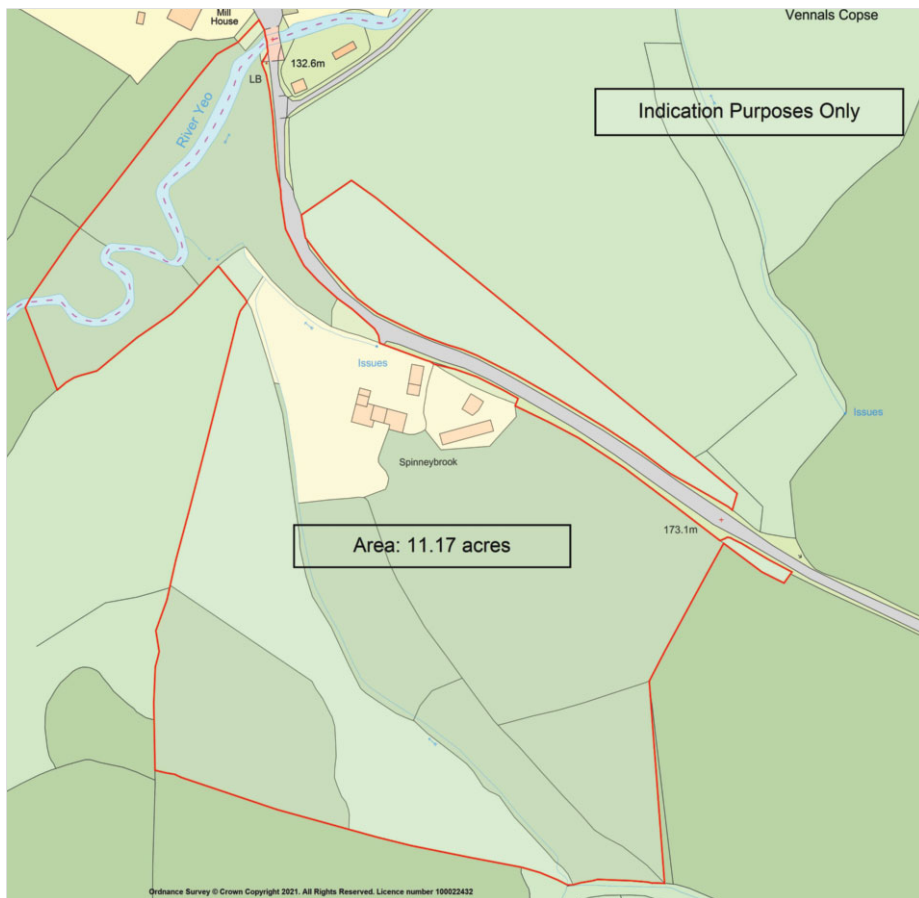
## Directions

From Exeter proceed on the A30 dual carriageway in a westerly direction towards Okehampton and take the Woodleigh exit signposted Cheriton Bishop. Continue into the centre of the village and take the 2nd right before the village store signposted Yeoford, surgery and village hall. Proceed out of the village for half a mile taking the left turn at the crossroads. Continue for nearly a mile and at South Combe Cross turn right signposted Hittisleigh Mill. After ½ a mile at Pitton Cross go straight over also signposted Hittisleigh Mill and Spinneybrook is on the left after half a mile.

## Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.





Approximate Area = 1968 sq ft / 182 sq m

For identification only - Not to scale

