

STAGS

Barn Close

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Higher Metcombe, Ottery St. Mary, EX11 1SR

Sidmouth (5.9 miles), Exeter City Centre (12 miles), Ottery St.Mary (4.9 miles)

A unique, architect designed property in the same ownership for many years set in a good sized plot with beautiful views over neighbouring countryside.

- Lovely private location with beautiful views over neighbouring countryside
- In the same ownership for many years
- Highly desirable East Devon village
- Potential for improvement and updating
- Current council tax band: F
- Unique architect designed house with 3 bedrooms
- No onward chain
- Driveway parking and large garage
- EPC: F

Guide Price £600,000

SITUATION

Occupying a peaceful position on the edge of the hamlet of Higher Metcombe, just outside the sought-after village of West Hill, this unique property is located along a quiet lane with beautiful views over countryside. West Hill is one of East Devon's sought-after residential locations characterised by mature surroundings and substantial individual homes, giving the property a wonderful sense of privacy.

West Hill offers an excellent range of day-to-day amenities, including a convenience store and highly regarded primary school, while the nearby town of Ottery St Mary provides a wider selection of shops and services together with The King's School.

For those needing to travel further afield, the A30 and M5 are readily accessible, making Exeter and the wider region convenient for commuting whilst allowing the property to enjoy its peaceful woodland setting.







ACCOMMODATION

Retaining much of its original character, this individual detached bungalow has been enjoyed by the same owners for many years and presents an excellent opportunity for a purchaser to create a home to their own specification. The accommodation is notably spacious, with an interesting arrangement of reception rooms designed to make the most of the property's attractive rural setting and there is the benefit of uPVC double glazing and oil-fired central heating. The main entrance opens into a reception hall, off which is a separate cloakroom and a practical utility area, fitted with plumbing for a washing machine and housing the central heating boiler. A connecting door provides convenient access to the double garage, whilst a further hallway leads to the bedroom accommodation.

The kitchen is fitted with a selection of storage cupboards and work surfaces, with a serving hatch through to the dining area and an external door opening onto the garden. The adjoining lounge/dining room provides a generous space for both everyday living and entertaining, centred around an open fireplace with brick surround and tiled hearth. The dining area enjoys a pleasant outlook through a large picture window overlooking the ornamental pond, with the gently sloping ceiling adding to its individual character.

Of particular note is the separate sitting room, which is approached down two steps and provides a wonderful vantage point from which to enjoy the surrounding countryside. Generous picture windows draw in plenty of natural light and frame far-reaching rural views, whilst the distinctive barrel-vaulted ceiling gives the room a real sense of individuality. A substantial brick chimney breast incorporates a fitted gas fire, supplied by bottled gas, together with useful shelving and storage. From here, a further door leads into the sun room, a delightful double-aspect space enjoying both southerly and easterly light, with an impressive high timber-clad ceiling.

The bedroom accommodation is arranged off the inner hallway, which also provides storage with a large airing cupboard, two additional built-in cupboards and access to the roof space. The principal bedroom has an attractive outlook and a sloping ceiling, together with fitted wardrobes and a backlit display shelf. The adjoining en-suite shower room comprises a Roca vanity unit, WC, shower cubicle and heated towel rail. Two further bedrooms provide flexible accommodation, with the second enjoying a southerly aspect and the third benefiting from a substantial built-in wardrobe. A family bathroom, incorporating a useful linen cupboard, completes the internal accommodation.

OUTSIDE

The bungalow is approached via a private sloping driveway, which descends to a parking and turning area with space for approximately two to three vehicles. The adjoining double garage is fitted with an electric roller shutter door and benefits from power and lighting. The front garden is laid principally to lawn, with a number of established fruit trees and brick wall boundaries. Access is available around either side of the property, with a sheltered concrete area to the rear of the garage, where the oil storage tank is also located.

The gardens to the rear are undoubtedly one of the property's most appealing features. Facing south and arranged over a series of gently descending terraces, they enjoy an exceptional outlook across the protected Venn Ottery Nature Reserve, with uninterrupted countryside views and a lovely sense of seclusion. Immediately adjoining the property is a sunny patio area with an ornamental pond, providing an ideal spot for outdoor dining and relaxation. Steps lead down through the further garden terraces, which are attractively interspersed with established shrubs and planting, creating a mature and peaceful setting in which to enjoy the surrounding landscape.

SERVICES

Current council Tax band: F
Tenure: Freehold
Utilities: Mains electricity and water.
Drainage: Septic tank emptied May 2026.
Heating: Oil-fired central heating, with a bottled gas feature fire located in the living room.
Standard superfast broadband available.
EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

What three words: ///ignoring.conceals.grief

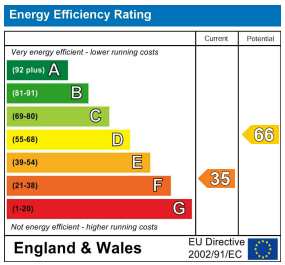






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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