



The Sanctuary

West Hill, Devon



The Sanctuary

Higher Broad Oak Road, West Hill
Devon, EX11 1XJ

An unlisted, period cottage set in about 4 acres of beautiful, broadleaf woodland with a self-contained guest cottage.

West Hill village centre 0.6 mile, A30 2.5 miles, Ottery St. Mary 2.8 miles, Exeter Airport 4.7 miles (London City Airport 1 hour), Sidmouth Beach 6.4 miles, M5 J29 8.5 miles, Exeter City Centre 11.6 miles, Exeter St. David's station 12.7 miles (Waterloo 2 hours 3 minutes/Bristol 57 minutes), Colyton 13.6 miles (All distances and times quoted are approximate).

Summary of accommodation

Porch | Dining room | Sitting room | Music room | Kitchen/breakfast room | Boot room | Laundry room | Shower room

Principal bedroom | 2 Further double bedrooms | Family bathroom with shower

Parking | 3-Bay carport | Self-contained guest cottage | Summer house/office | Hot tub | Garden | Woodland
Children's woodland play area

In all about 3.95 acres (1.6 hectares)

EPC rating E



Exeter

19 Southernhay East, Exeter
EX1 1QD

Tel: 01392 423111
louise.glanville@knightfrank.com

knightfrank.co.uk

Situation

The Sanctuary has a wonderful setting in a stretch of beautiful woodland inside the small village of West Hill. The village is a thriving community with a parish church, convenience store, hall and an excellent primary school. The nearby town of Ottery St. Mary caters for most day-to-day needs, whilst Exeter has an extensive range of shops, businesses and recreational facilities as one would expect from a cathedral and university city.

The property also has excellent transport links nearby. The A30 and M5 (Junction 29) are within easy reach and Exeter St. Davids station has a regular, fast service to both Waterloo (From 2 hours 3 minutes) and Bristol (From 57 minutes). For air travel, Exeter Airport offers connections to both national and international destinations including a regular service to London City Airport (1 hour).

There is also a wide choice of schools locally, both from the state and independent sectors including Colyton Grammar School in Colyton, The Maynard School and Exeter School in Exeter. There are student bus services to all of these schools from the village, including The King's secondary school in Ottery St Mary.

The Sanctuary

Set in a clearing amidst mature woodland characterised by tall, majestic beech trees, The Sanctuary is aptly named. It is so peaceful that one can almost hear the silence when it's not being broken by birdsong.

The grounds lie within a much larger area of woodland that once originally belonged to the property before being gifted to the Woodland Trust, which protects and nurtures it to the present day. The cottage dates from the early 19th century with traditional cob walls and later cob/brick additions under a clay tile roof. It has been the much-loved family home of the current owners for the past 16 years and has been renovated and improved to a high standard. The cottage faces south and the two main reception rooms, kitchen and all three bedrooms look out across the grounds, that unsurprisingly act as a magnet for a rich variety of wildlife including deer, badgers, woodpeckers and owls, which venture on occasion right up to the cottage. Its south-facing position coupled with good-sized windows and excellent ceiling height give the interior a wonderful feeling of light and space, which is amplified by the extensive use of white paint on the walls and ceilings. The interior also has a



contemporary feel to it that combines perfectly with original architectural features such as the inglenook fireplace in the dining room, timber floors and exposed, white-painted roof timbers. The sitting and dining rooms are inter-connected by a wide opening creating a wonderful single space for entertaining and the sitting room also has east-facing, double bi-fold doors that enable the house to be opened to the garden in fine weather. The lean-to extension at the rear encompasses the third, walk-through reception space that is currently used as a music room. The kitchen is fitted with

a variety of units under light-coloured quartz work surfaces, a variety of fitted electric appliances, gas hob and gas-fired, 2-oven AGA.

Garden & Grounds

The Sanctuary is approached down a 200-yard-long private lane that ends about 40 yards from the cottage, with a parking area beside a 3-bay timber carport on one side. The cottage is partially hidden behind stands of mature, exotic flowering trees and shrubs including magnolia, camelia, rhododendron and azalea. These extend around in front of the cottage gradually merging into broadleaf woodland interspersed with grassy glades, a wild flower meadow and a mixed orchard. Behind the house is a good-sized paved terrace beside a recently built, self-contained guest cottage that incorporates a living room with integral kitchen and shower room. Behind and above the guest cottage are a timber-built summer house and a deck that look out across the grounds. Both buildings incorporate network cabling enabling them to be used as offices. On the eastern side of the cottage and about ten yards from it is a Skargards wood-fired hot tub. The garden and grounds provide a delightful and totally private setting for the house but it is far from isolated with its nearest neighbour about 100 yards away behind a woodland screen. Despite its extent the garden and grounds are maintained with only one day of additional help per week.





Agent's Note: The initial part of Sanctuary Lane also leads to four neighbouring properties, which have a vehicular right of access over it and a consequent requirement to contribute to the lane's maintenance and repair.

Services

Mains water, electricity, drainage & gas. Gas-fired central heating & AGA. Solar thermal panels. Wood-fired Skargards hot tub. Fibre broadband connection available in village.

Tenure

Freehold

Local Authority & Council Tax Band

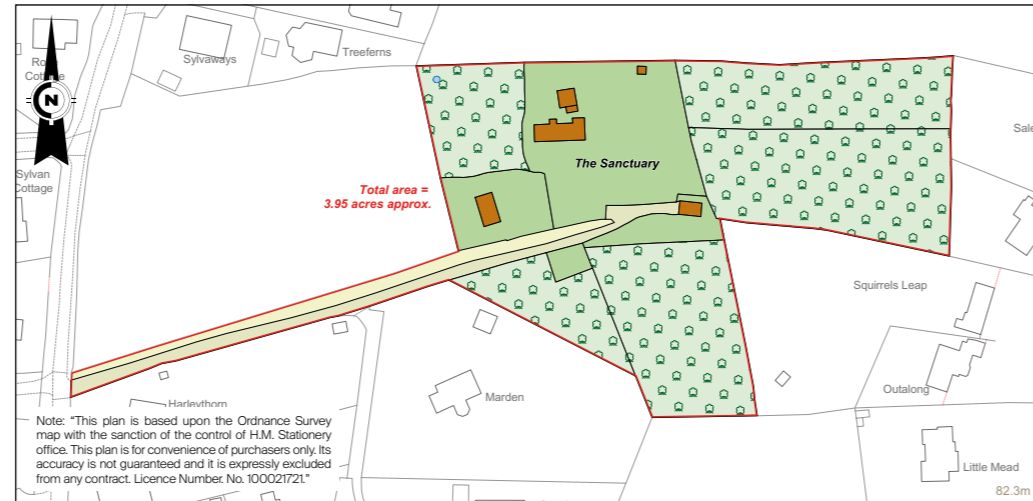
East Devon District Council (www.eastdevon.gov.uk)
Tax Band E.

Directions

(Postcode EX11 1XJ / [what3words ///mush.supporter.ground](https://www.what3words.com/mush.supporter.ground))

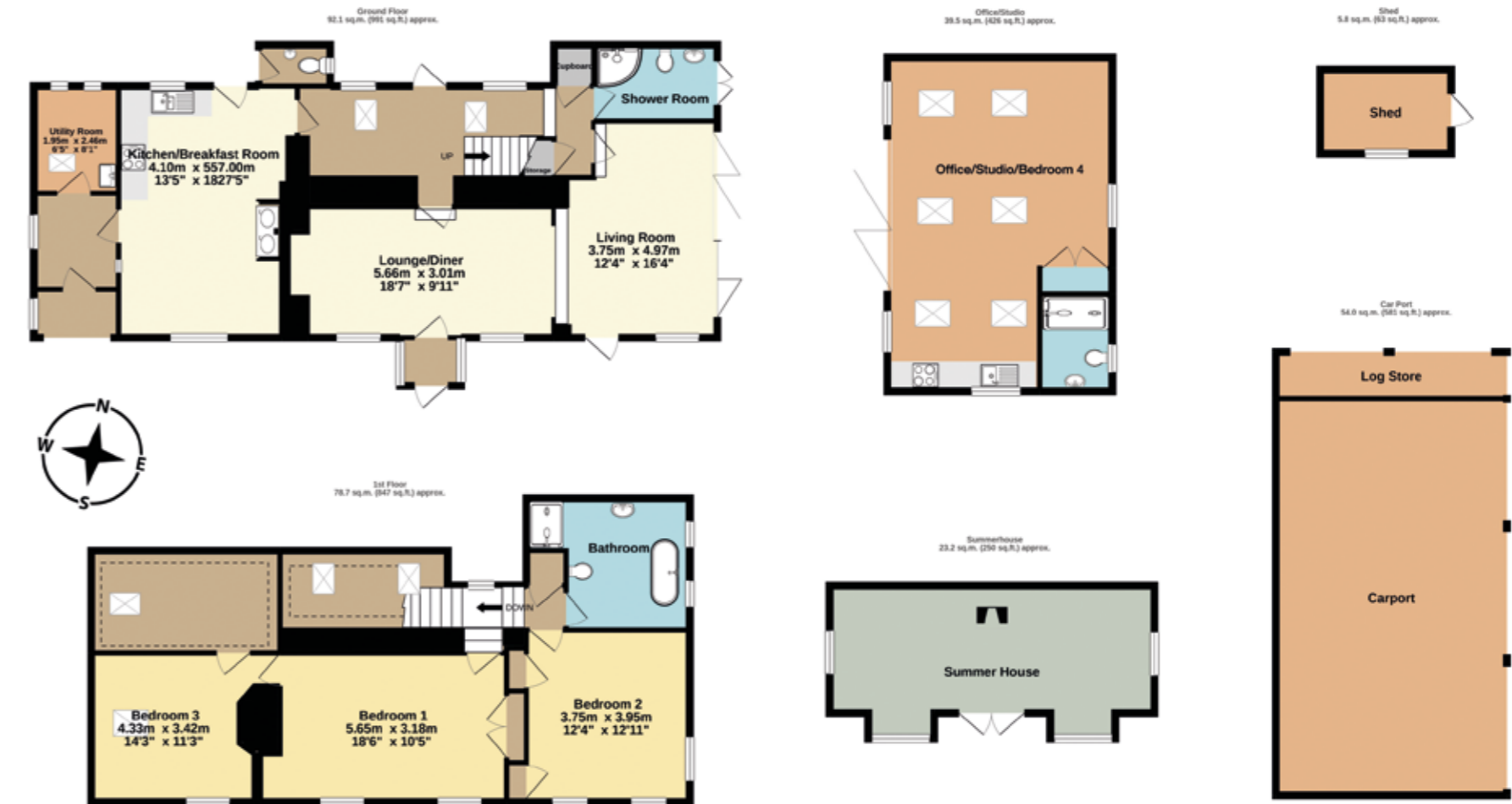
From Exeter city centre take the B3183/Heavitree Road away from Exeter city centre and continue onto the A3015/Honiton Road, and then onto the A30. Continue on the A30 for 6.5 miles and then take the B3174 exit, signed to Ottery

St. Mary. Take the third exit at the first roundabout followed by the second exit at the next one onto the B3180, signed to Exmouth. Drive for 1.75 miles and then turn left onto Oak Road. After a third of a mile, turn left staying on Oak Road. After a further quarter of a mile at the crossroads turn left onto Higher Broad Oak Road. After about 200 yards turn right onto Sanctuary Lane. The property will be found at the end of the lane.



Approximate Gross Internal Floor Area 3,158 sq ft / 293.4 sq m

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.



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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.

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Particulars dated February 2024. Photographs and videos dated April 2021.

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