



Briarscombe, West Hill, Devon



An impressive four bedroom detached home with peaceful gardens, in a sought-after village setting.

The property

Briarscombe is believed to have been built as the gamekeepers lodge to the Elsdon Estate. Elsdon House was previously called 'Wurlie' - the Aboriginal word for an octagonal dwelling - Briarscombe features an octagonal hallway which replicates the shape of the water tower at the main house. Briarscombe, set in a desirable and secluded location in the heart of the village, sits centrally within its own grounds that extend to approximately two thirds of an acre

The main reception room is the 24ft sitting room with its stone built fireplace, dual aspect and double doors opening to the light and airy conservatory, which has space for seating and dining area and three sets of French doors opening onto the gardens. Further reception rooms include a second sitting room with open fireplace and a formal dining room, which is ideal for entertaining guests or family meals.



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4



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EPC

E

Guide Price

£995,000

Tenure

Freehold

Local Authority

East Devon Council

Council Tax

Band G



The kitchen has farmhouse style units to base and wall level, a range cooker, a pantry and space for a breakfast table. There is also a useful utility room providing a deep white sink, further storage and space for household appliances with French windows leading to the garden plus a stable door leading to the boot room.

The first floor has four double bedrooms, three of which benefit from their own washbasins. The main bedroom and two others also have built-in storage. Also on the first floor is a family bathroom with a freestanding roll-top bathtub and a separate corner shower unit, plus an additional WC.





Gardens and grounds

The property is set in delightful gardens with rolling lawns and wooded areas. The driveway provides a turning circle and plenty of parking space, as well as access to the two single garages plus double garage. Additionally there are a variety of other outbuildings including an original brick built summer house, a large wooden summer house, two large store sheds, a greenhouse, a log store and a selection of potting sheds.



The gardens include a sunny patio, border flowerbeds and numerous established shrubs, hedgerows and trees.

Location

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.

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.

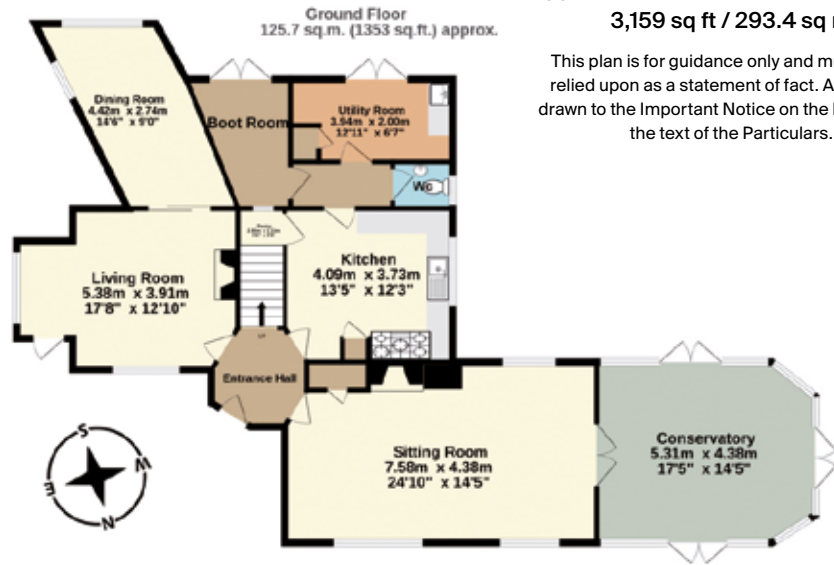
For schooling, West Hill itself has a primary school, rated 'outstanding' by Ofsted. Ottery St. Mary provides further schooling, including the 'outstanding' secondary The King's School, while there are also a number of excellent schools in the surrounding area, including the independent St. John's School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





Approximate Gross Internal Floor Area
3,159 sq ft / 293.4 sq m

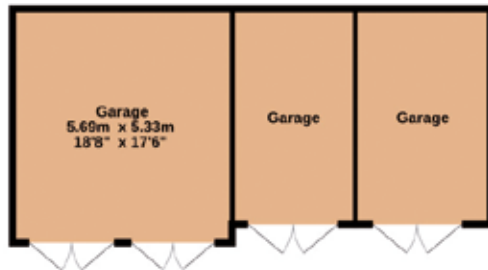
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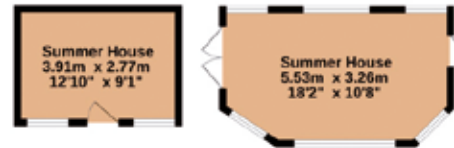
1st Floor
 76.7 sq.m. (826 sq.ft.) approx.



Garage
 63.2 sq.m. (680 sq.ft.) approx.



Outbuildings
 27.9 sq.m. (300 sq.ft.) approx.



- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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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 May 2023. Photographs and videos dated April 2023.

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