



Babbling Brook, Ottery St. Mary, Devon

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A **stylishly appointed** detached barn conversion with five bedrooms, in a sought-after village setting.

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### Summary of accommodation

**Ground Floor:** Kitchen/dining/sitting room | Family room | Study  
Art room | Utility/plant room | Cloakroom | Principal bedroom with dressing room and en suite bathroom | Four further bedrooms  
Family bathroom | Two shower rooms

**Outside:** Garage | Studio | Garden | Tree house

### Distances

Ottery St. Mary town centre 2.3 miles, Whimble station 4.1 miles (18 minutes to Exeter St. David's), Exeter Airport 6.7 miles (1 hour to London City Airport), M5 Junction 29 8.0 miles, Exeter city centre 11.0 miles, Exeter St. David's station 12.5 miles (2 hours to London Paddington) (All distances and times are approximate)



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## Location

The 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 several 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 several excellent schools in the surrounding area, including the independent St. John's School in Sidmouth. Exeter School and the Maynard are also easily accessible.



## The property

Babbling Brook is a stunning detached contemporary barn conversion that features attractive timber-clad elevations, while the accommodation is stylish and light-filled throughout, owing to its many skylights.

The main living area is the 52ft, open-plan kitchen, dining area and sitting area. The vaulted ceiling has exposed timber beams, while there is a polished concrete floor, five large skylights and three sets of French doors opening onto the garden, creating a splendid, light space in which to relax or entertain.

The kitchen has contemporary units and a central island with a breakfast bar. There are also integrated appliances including dual ovens and an induction hob. The utility room provides further space for household appliances and storage.

Additional reception rooms include the comfortable family room and the art room with its full-height windows. There is also a useful study for home working.



The five bedrooms are all on the ground level, including the generous principal bedroom with its French doors opening onto the garden. It also has its own dressing room and a luxury en suite bathroom with a separate shower unit. The three further bedrooms have access to the family bathroom and two shower rooms, all of which have high-quality, modern suites.

### Garden and grounds

The property is set in a stunning position on the edge of the village, with views across the surrounding countryside. At the front there is a gravel driveway, providing plenty of parking space and access to the detached garage and studio. The garden has an area of paved terracing with an ornamental pond. The patio area is ideal for al fresco dining. There are also rolling lawns on different levels and at the corner of the gardens, a children's play area with a tree house. The garden is surrounded by mature trees and woodland, with rolling fields beyond.

### Services

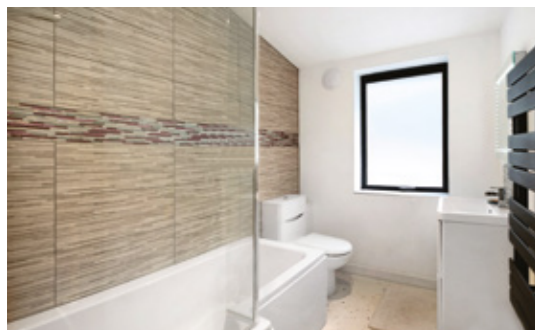
three phase electrics. mains water

### Directions

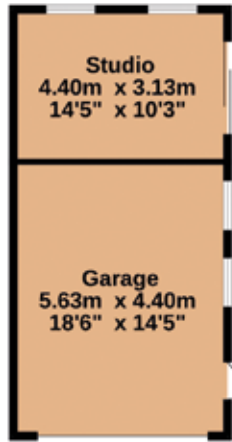
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### Property information

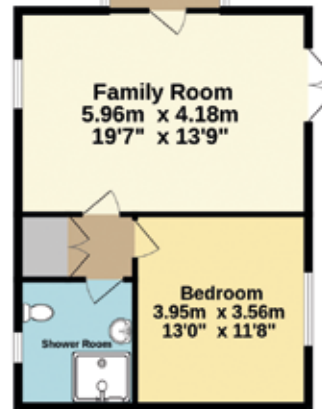
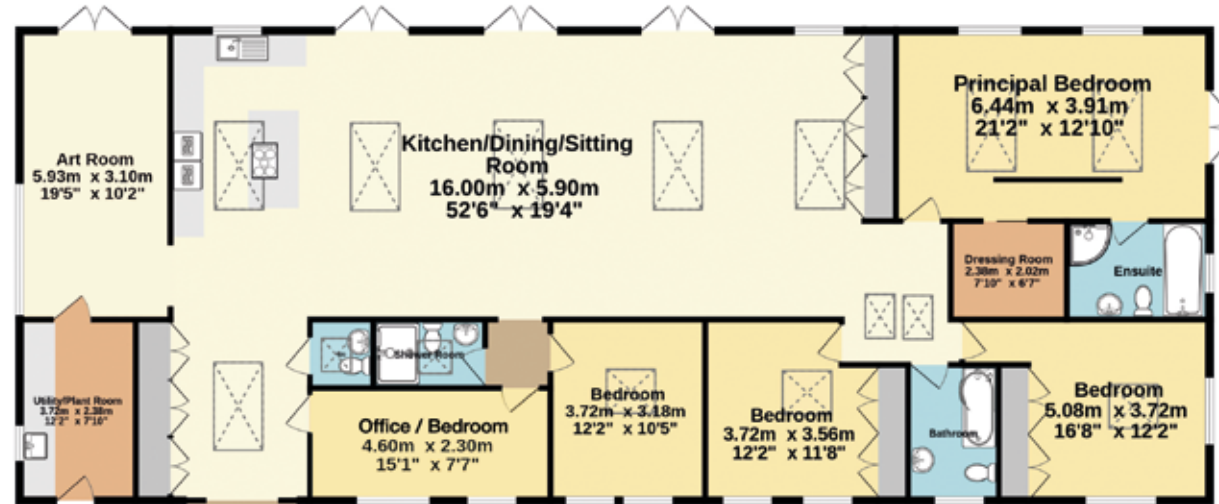
Tenure: Freehold  
Local Authority: East Devon District Council  
Council Tax: Band G  
EPC Rating: B  
Guide Price: £000,000



Garage/Studio  
38.6 sq.m. (415 sq.ft.) approx.



Ground Floor  
290.6 sq.m. (3128 sq.ft.) approx.



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

**Approximate Gross Internal Floor Area**  
329.2 sq m (3543 sq 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.



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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