



Hill Farm, Hittisleigh, Exeter, EX6 6LQ

Guide Price £1,800,000

Hill Farm

Hittisleigh, Exeter

- A stunning 4500 sqft Farmhouse
- Set in 48 acres of farmland
- End of lane / ringfenced position
- 7 bedrooms with 5 bathrooms
- Ideal for multigenerational living
- Not listed or thatched
- Range of barns and outbuildings
- Swimming pool with log cabin including sauna
- Just 10 minutes from A30 at Whiddon Down

Set amidst the glorious rolling fields of Mid Devon, Hill Farm sits surrounded by its own ring fenced land at the end of a private lane. This striking house consisting as it does of 48 acres of fields, mixed woodland and formal gardens filled the brief of the current owners who sought an unlisted house in a private peaceful setting. Though never listed, it is believed to originate in the 17th century and it is recorded in the Domesday that a house stood on the land then but happily has evolved through many changes, to the fantastic light filled home it is today. Its position, conveniently located to Exeter, Dartmoor and the beaches at North and South Devon is not to be underestimated.

THE HOUSE - As you approach the house from the drive which sweeps in through the old farmstead barns, it's a breathtaking moment.





The L-shaped elevations of the property, with its stunning wisteria and grand proportions give a glimpse into how special this home really is. Laid out over two floors, the house works as one large house or indeed as two houses, each with their own facilities, entrances and staircases so the options on how to use the space is extremely flexible. Throughout, the property it is evident that materials used have been curated for quality and longevity. The use of English elm flooring, bespoke oak doors, (acknowledging the history of the house), oak double glazed replacement windows (where fitted) and, now rare, Spanish hand cut tiles sit just right in this 4,500sq foot home. It's on mains water with private drainage and has oil fired central heating to period style radiators, (underfloor in the kitchen), with additional underfloor heating to bathrooms and boot room. With its seven nominated bedrooms and five bathrooms, together with numerous reception rooms this will suit a range of buyers.



GARDENS AND POOL - The gardens surround the house with areas of lawn, zoned for various uses including a flat lawn for ball games. Extensive use of granite setts used in edging the Oyster slate terracing with its sheen and light reflecting quality appeals to outdoor living. This is repeated in the swimming pool surround. The solar heated pool is 12m by 6m and can heat up to 28 degrees. The solid log cabin built by local craftsmen, has underfloor heating and with showers, WC and even a sauna, its a brilliant bespoke edition. It's an ideal pool room but a flexible space and can be used as a gym, cinema and studio, or entertaining. Surrounded by hedging for privacy and shelter, it's located to the south of the house and is the perfect summer escape and being slightly away from the house, is an ideal set up. The house sits in gardens of just over an acre.

THE BARNs - The barns sit to the west of the main house in a plot of approximately two and a half acres. A mixture of traditional cob barns and stabling with some more modern block additions, there's a range of options for storage or potential conversion. To the north of the barn complex, with a spurred access, is a detached, steel framed barn. Currently used for storage and workshops, the barns have a huge amount of potential to create ancillary or separate accommodation (subject to planning), or offices/studios/gyms, the options are vast. It's worth noting that no overage is being sought by the owners regarding the barns.

THE LAND - For many, the land will be a key factor in this property's appeal. In total, the extent of the boundary extends to approximately forty-eight acres, taking off the gardens and barns, then there's about forty-five acres remaining for farmland. The house sits well within the boundary and with the barns to the west, the land extends to the north, east and south with a total of seven or eight fields and a few acres of native woodland. The land borders a small stream on the eastern boundary. The land hasn't been farmed for a few years and for the past 20 years or so, has been treated organically so it's a wonderful haven for flora, fauna and butterflies.

Agents' Note: There is a little used public footpath which runs along a hedge line which isn't visible from the house and gardens.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Please see the floorplan for room sizes.

Current Council Tax: Band G – Mid Devon

Approx Age: 17th century with later additions

Construction Notes: Part cob, part cavity wall under tile roofs

Utilities: Mains electric, water, telephone & Starlink for broadband

Drainage: Private Drainage (septic tank)

Heating: Oil fired central heating, (underfloor heating in kitchen) and electric heating to the bathrooms, boot room and cabin.

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX6 6LQ (although this may not get you there!). The What3Words address is [///youths.declines.rear](https://www.what3words.com/youths.declines.rear) but for traditional directions, please read on.

From M5/Exeter: Head West on the A30 towards Okehampton. At Whiddon Down come off the A30 signposted to Mortonhampstead (A382) and Sticklepath. Take the first right, over the flyover, turn left towards Hittisleigh and then immediately left, again towards Hittisleigh. Continue for 1.9 miles, over 3 crossroads, a couple of hundred yards after the third crossroads, as the road bears left there is a private lane on the right signposted to Hill Farm (and New Mead Farm) and Hill Farm will be found at the very end of the lane. If you see the sign indicating that you have entered Hittisleigh you have gone too far.







Approximate total area⁽¹⁾

398.3 m²

Reduced headroom

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.