



**STAGS**

Hillside House





# Hillside House

Plymtree, Cullompton, Devon EX15 2JP

Cullompton (M5) 4 miles • Exeter 12 miles

**A beautifully renovated and substantial family home with striking rural views within a charming East Devon village**

## Situation

The property is situated in the delightful village of Plymtree, in an attractive rural part of East Devon. The village provides a well-regarded pub, primary school and community shop with an outreach post office. Plymtree also enjoys an annual country fayre and horse show, thriving cricket club and tennis court. The parish church of St John the Baptist is primarily a 14th Century building, with the addition of a 15th Century tower and south aisle. The main interest here is a wonderful late 15th Century painted rood screen. In the churchyard is an ancient Yew, thought to be over 1,100 years old. There is a suggestion that the Yew was planted to replace an earlier Saxon or even Celtic holy tree, and that it was the tree that gave the village its name. It is included in a registry of 'Great Trees of East Devon'.

The town of Cullompton (4 miles) has a range of day-to-day facilities including a supermarket and access to the M5 motorway (J 28). The university and cathedral city of Exeter (12 miles) has an extensive range of shopping, schooling and recreational facilities befitting a centre of its importance. There are mainline railway stations on the Paddington and Waterloo lines at Exeter and on the Paddington line at Tiverton Parkway (J 27). Honiton (10 miles) has further shopping and a station on the Waterloo line.



- Sought after East Devon village
- Stunning rural views
- Beautifully renovated throughout
- Substantial home of over 4,600sq.ft.
- Heated indoor swimming pool
- Delightful gardens within a plot of 0.75 of an acre
- Triple garage and ample parking

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## Description

Hillside House is a stylish, detached, family home of over 4,600sq.ft. It has been sympathetically renovated by the current owners, creating a bright and contemporary home. The versatile accommodation includes an indoor heated swimming pool and generous games room/gym. The property is set within 0.75 of an acre, with delightful gardens, including lawns, planted borders and an area of orchard. An integral triple garage and drive allows for ample parking. A key feature to this rural retreat is the striking panoramic views over the surrounding countryside.

## Accommodation

An extremely inviting and spacious **entrance hall** provides stairs to the first floor galleried landing, an array of useful storage and a **cloakroom**. To the left is a ground floor **bedroom**, suitable for elderly dependants, with a front aspect window. To the right of the hall is a **study**, with a front aspect window, and an internal door to the games room. To the rear of the hall are the entertaining areas of the property. The spacious **sitting room** has a rear aspect with garden and rural views, sliding patio doors to the rear paved patio and a feature wood burner. The **dining room** has a rear aspect with garden and rural views. The stylish and contemporary **kitchen/breakfast room** enjoys the same rear aspect with garden and rural views, including sliding doors out onto the rear patio. The impressive kitchen is arranged with an array of matching base and wall units, a central island, double oven, induction hob, an integrated fridge/freezer and dishwasher, finished with a quartz work surface and wood-effect flooring. The kitchen area has under-floor heating. Off the kitchen is a **utility area** offering a selection of wall mounted units, sink and space for appliances. The utility provides access to the garage and a side door to access the gardens.

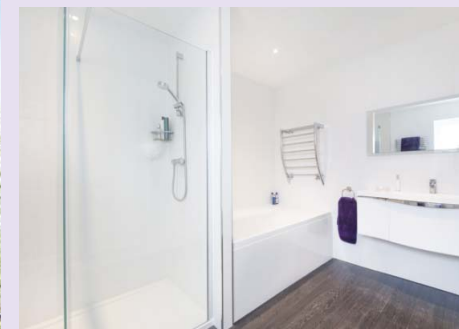
The versatile **games room/gym** offers an area of the property for recreational use. This generous room has front aspect windows and sliding doors to the indoor swimming pool. A **cloakroom** links the games room to the pool area. The wonderful **indoor heated swimming pool** is approximately 28' x 16' with a depth of 3' 6", enclosed within a double glazed structure with patio doors leading to the rear garden. The integral **triple garage** has two sets of electronic roller doors providing plenty of room for further appliances.





The first floor **galleried landing** has a front aspect window and a cupboard housing the water cylinder. The **master bedroom** has a rear aspect with garden and rural views, a wonderful walk-in wardrobe with plenty of hanging space and shelving, and a contemporary **en suite** arranged with a bath, walk-in shower, wc, basin and two ladder-style radiators. **Bedroom 2** has a

rear aspect with garden and rural views and a stylish **en suite** with a shower cubicle, wc, basin and a ladder-style radiator. **Bedroom 3** has a front aspect window. **Bedroom 4** has a front aspect window with an array of fitted wardrobes with sliding doors. The **family bathroom** is arranged with a bath, walk-in shower, wc, basin, and both ladder and panelled radiators.



## The Grounds

Hillside House is set in approximately 0.75 of an acre. To the front of the property is a generous parking area, areas of lawn and planted borders. A side entrance, via timber gates, provides access to a **timber shed / workshop**. To the rear of the property, enjoying a southerly orientation, is a patio area, which includes the plant room beneath and a gardener's loo plus access to the enclosed pool. Steps lead down onto an area of lawn with raised planted flowerbeds and a delightful gravelled seating area. A further set of steps, with raised flowerbeds on either side, lead down to an area of orchard with feature flowerbeds. The gardens are a wonderful addition to this impressive house and enjoy the striking views over the surrounding countryside.

## Services

Mains electricity. Mains water. Mains drainage. Oil-fired central heating. Solar thermal panels for heating the swimming pool and PV panels for the electricity which include a feed-in tariff.

## Directions

On leaving Exeter proceed on the B3181 towards Broadclyst, passing through Broadclyst and heading towards Cullompton. After 6 miles, at the Merry Harriers pub, turn right and continue on this road for 2.5 miles towards Plymtree. On reaching the village the property is located on the right.

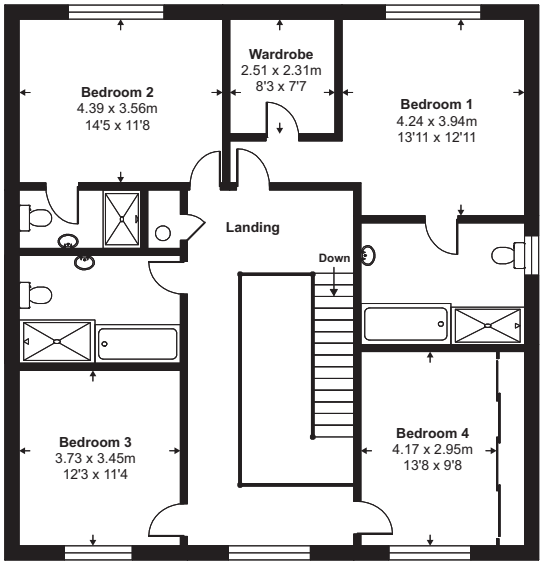
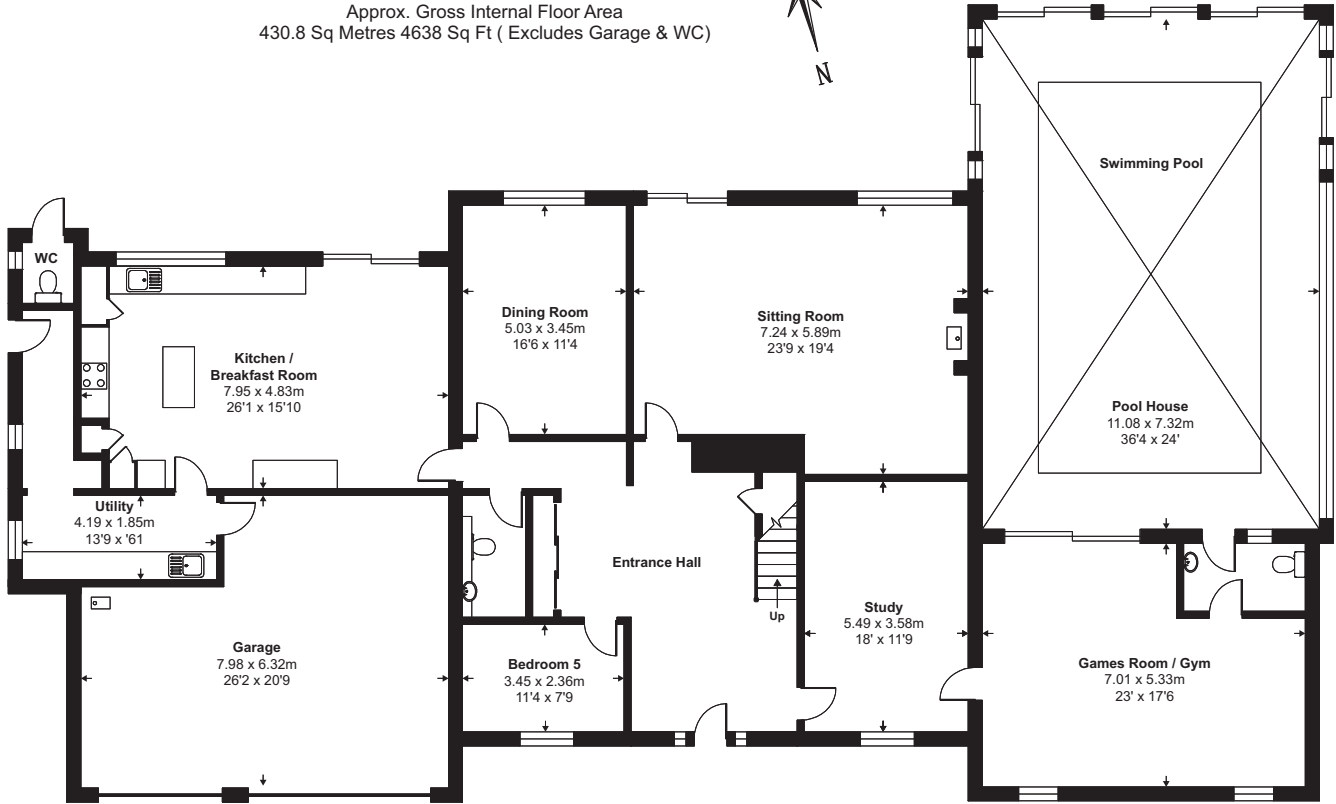
## Viewing

Strictly by appointment through Stags on 01392 255202.

These particulars are a guide only and should not be relied upon for any purpose.



**HILLSIDE HOUSE**  
 Approx. Gross Internal Floor Area  
 430.8 Sq Metres 4638 Sq Ft ( Excludes Garage & WC)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-101)		
B	(81-91)		
C	(69-80)	79	82
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

