



## Hunters Lodge, Hittisleigh, Exeter, EX6 6LE

£800,000

This delightful four bedroom detached bungalow with stunning views is offered to the market for the first time in over thirty years. The property has approximately four acres of land situated within the sought after hamlet of Hittisleigh.

**Winkworth**

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### History:

The property is offered to the market for the first time in over thirty years. The property has been significantly extended and renovated during the current ownership.

### The property:

The property is accessed via the driveway with no steps.

**Sitting Room:** Large sitting room, dual aspect windows with panoramic views, double sliding doors leading onto patio, feature fireplace with wood mantel and wood burner, carpet flooring and radiator.

**Family Room:** Floor to ceiling window and doors leading into the rear garden, carpet flooring and radiator.

**Cloakroom:** Low level W/C and wash basin.

**Kitchen/Breakfast room:** Comprising of a mixture of wooden wall and base storage units with roll-top work surface, oil fired Rayburn and integral four ring hob, sink/drain, extractor fan, dishwasher and dual aspect windows with large picture window and carpet flooring. Separate utility room with storage cupboards, work surface, sink/drain, washing machine and tumble dryer.

**Dining room:** Double sliding door leading into rear garden and second patio, carpet flooring and radiator.

**Bedroom one:** Large double bedroom, dual aspect window, double sliding doors with panoramic views, walk in wardrobe, carpet flooring and radiator.

**Ensuite:** Walk in shower, underfloor heating, low level W/C, wash basin and tiled flooring.

**Bedroom two:** Double bedroom, picture window, built in wardrobe, carpet flooring and radiator.

**Bedroom three:** Further double bedroom, picture window, carpet flooring and radiator.

**Bedroom four:** good size bedroom, dual aspect windows, built in wardrobe, carpet flooring and radiator.

**Bathroom one:** Walk in shower, separate bath, low level W/C, wash basin and carpet flooring.

**Bathroom Two:** Stand in shower cubicle, wash basin, low level W/C, heated towel rail and carpet flooring.

### Outside:

Hunters lodge is set on a generous plot of roughly 0.5 acres. The garden has been mostly laid to lawn and features a large patio to make the most of the panoramic views.

There is a large off-road parking area and turning circle at the front of the property.

The double garage has power and an up and over electric door. The barn provides further storage space and has tremendous potential to be converted.

### Location:

Hunters lodge is located in the stunning rural hamlet of Hittisleigh, which features a strong community and stunning countryside views. The village of Spreyton provides a community shop, primary school and local inn. Hittisleigh is within a stunning and quiet rural setting but access to the A30 dual carriageway is only three miles away. This provides easy access to the cities of Exeter and Plymouth. Dartmoor national park is also located near by. The school bus for Queen Elizabeth's school Crediton stops in the hamlet. The hamlet is well also in the catchment area for Okehampton college.



## At a glance..

Detached Bungalow

Four bedrooms

Three bathrooms

Stunning views

Four Acres of land

Barn and double garage

Set within the stunning hamlet of Hittsleigh

## PROPERTY INFORMATION:

Freehold

Council tax Band: E

Mains electric and water. Oil fired central heating and private water treatment plant.

Heat recovery system.

Land:

Totalling approximately 3.5 acres the plot of land is located just a short walk from the property (please see the map)

A Development Uplift Clause is applicable on the Land at a rate of 25% of the uplift in value of any development to the Land other than that of Agricultural, Equestrian or Amenity Use, payable on the implementation of each and every Planning Permission(s) for period of 15 years.

Internet: Available speeds checked on Ofcom 03/24: 2mps download & 1mps upload. Air sat is available up to 40mps Mobile:

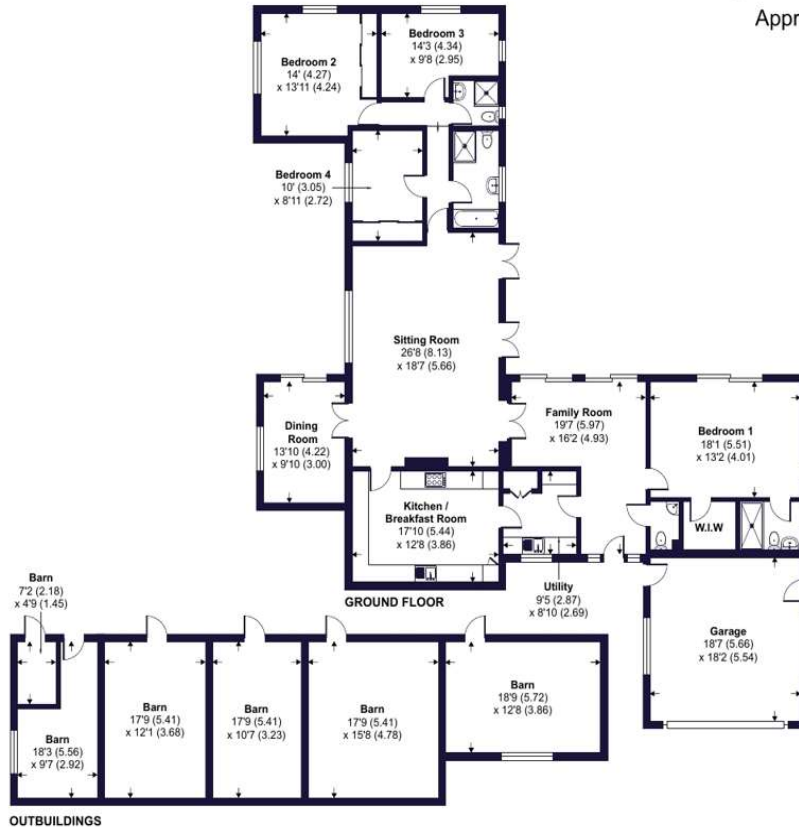
Available coverage checked on Ofcom 03/24: O2 Vodafone.

Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.

# Hunters Lodge Hittisleigh, Devon, EX6



Approximate Area = 2152 sq ft / 199.9 sq m  
 Garage = 339 sq ft / 31.5 sq m  
 Outbuilding = 1093 sq ft / 101.5 sq m  
 Total = 3584 sq ft / 332.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2024. Produced for Winkworth. REF: 1074050



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>86</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>60</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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