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Hillcrest

# Hillcrest

Hestowe, Newton Abbot, Devon, TQ13 0BH



Exeter 13 miles  
The coast 5 miles  
Newton Abbot 5 miles

A secluded country property set in over 4 acres enjoying stunning rural views

- 2,197sq ft house
- 4 Bedrooms
- 2 Bathrooms (1 en suite)
- Fabulous open plan living
- 2 Self-contained 1-bed annexes
- Gym, car port & 3 garages
- Large outbuilding
- 4.2 Acres

Guide price £875,000

## SITUATION

The property is situated in a fine rural location just a mile outside of the village of Ideford with its pub and church. It is however less than 2 miles from the A380 providing excellent access to the M5 and Torbay. Newton Abbot with its mainline railway station is only 5 miles whilst Exeter is 13 miles. The coastal town of Teignmouth is 5 miles.

## DESCRIPTION

Hillcrest occupies a fine elevated location in most secluded grounds and offers an excellent amount of versatile accommodation which has been improved and remodelled over the years. At its heart is a fabulous open plan kitchen/ living area which is dual aspect and has extensive bi-fold doors which open onto a wonderful paved raised terrace with hot tub. The kitchen is very well fitted with integrated appliances, granite worktops and central island. The sitting room also has bi-fold doors to the terrace. Both have extensive rural views over miles of open countryside. Also on the ground floor is a utility room, cloakroom, spacious entrance hall and a good-sized study.

On the first floor there are four double bedrooms, three of the bedrooms enjoy the same rural views with the 4th bedroom being dual aspect. The family bathroom is well-appointed. The master bedroom has a large en suite shower room and built-in wardrobes. French doors lead onto a balcony.

## THE ANNEXES

The owners have created two self-contained one bedroom annexe units on the property - see floor plans. Ideal for dependent relatives etc.

## THE GROUNDS

Via electrically operated gates access is gained to an extensive parking and

turning area with three garages (each 18' x 10'), large car port and adjoining a useful building some 37' x 18' currently used as a gym, though ideal for other purposes. In addition there is a fully enclosed steel sheeted building approximately 30' x 40' with water and electricity situated below the house. There is a large paved terrace on the rear of the house from which the fabulous views are enjoyed over miles of countryside. The gardens are easy to maintain whilst the grass field is in full view of the house and is surrounded by hedges and stock fencing. Overall the property amounts to about 4.2 Acres.

## SERVICES

Mains electricity. Private water. Private drainage. Oil-fired central heating. Photovoltaic panels. The annexes have propane gas boilers.

## DIRECTIONS

From the M5 proceed south onto the A38 and keep left at the split onto the A380. After about 5 miles turn left signposted Luton and Ideford. After a short distance, at the T-junction, turn right and continue up to the crossroads whereupon turn left and drop down and through Ideford itself. Keep right on the far side and then proceed up the hill whereupon the property is on the right after 0.7 of a mile.

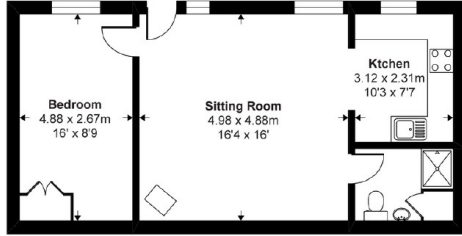




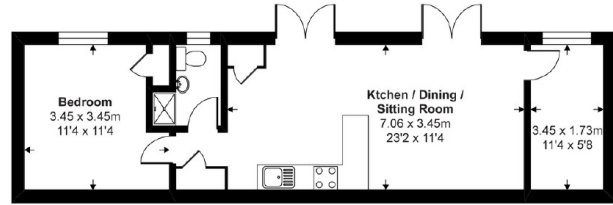
Approx. Gross Internal Floor Area  
204.1 Sq Metres 2197 Sq Ft (Excludes Restricted Head Height)

Annexes Approx. Gross Internal Floor Area  
98.1 Sq Metres 1056 Sq Ft

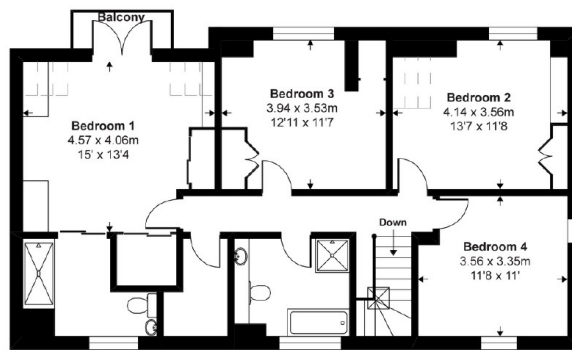
Denotes restricted head height



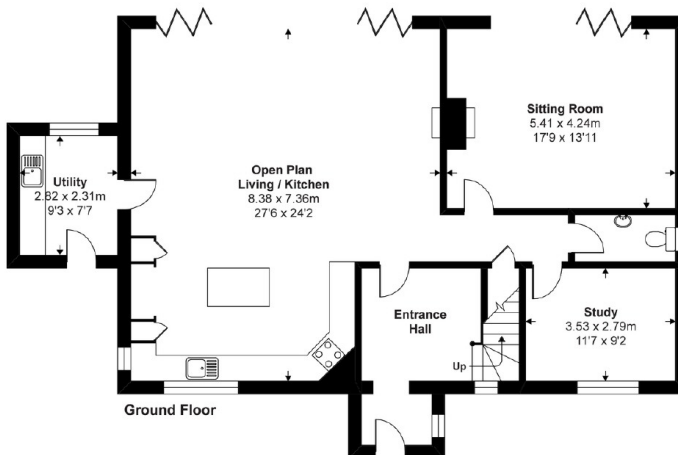
Annexe 1



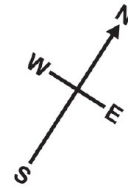
Annexe 2



First Floor



Ground Floor



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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