



Hillside







Hillside Broom Lane

Tytherleigh, Axminster, , EX13 7AZ

What3Words: ///seasons.deck.cropping

An extensively renovated and beautifully presented four-bedroom family home, occupying a private elevated position with far-reaching countryside views and gardens extending to over an acre.

- Extensively Renovated Throughout
- South-Facing Gardens
- Bespoke Kitchen
- Four Bedrooms
- Freehold
- Panoramic Countryside Views
- Carport and Garage
- Open Plan Living
- No Onward Chain
- Council Tax Band F

Guide Price £995,000

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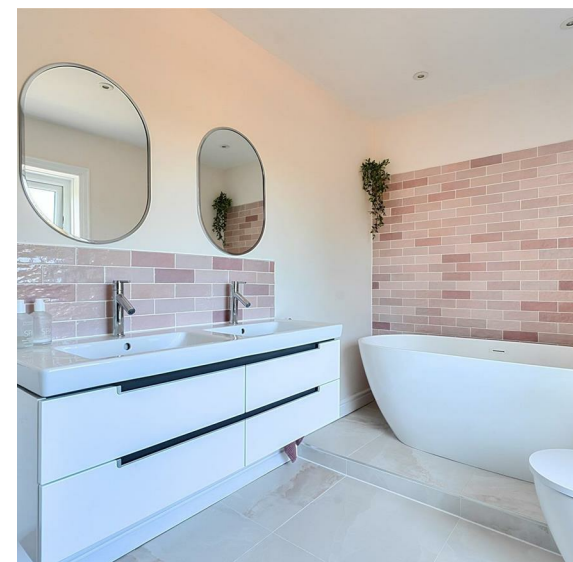
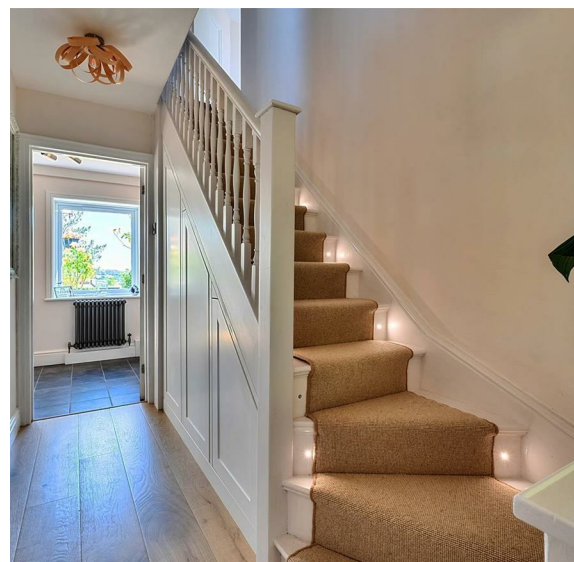
SITUATION

Hillside is situated in an elevated and private position to make the most of the panoramic countryside views. Conveniently positioned for access to both Devon and Dorset, the small rural village of Tytherleigh, is home to the well-regarded Tytherleigh Arms and a local farm shop, while a wider range of everyday amenities can be found in the nearby market town of Axminster, including independent shops, supermarkets, schools, leisure facilities and medical services. Axminster also benefits from a mainline railway station with direct services towards Exeter and London Waterloo, while the A35 provides good road connections towards Honiton, Exeter and the wider region. The popular Jurassic Coast and coastal towns of Lyme Regis and Seaton are also within easy reach.

DESCRIPTION

The property has been extensively renovated and beautifully modernised by the current owners, creating a spacious, light-filled family home with thoughtfully designed accommodation throughout.

The ground floor is approached through a generous boot room, providing excellent practical storage and leading through to the spacious entrance hall. At the heart of the home is the impressive bespoke kitchen, which has been thoughtfully designed to maximise both storage and flow. It is fitted with an extensive range of oak base and wall units with quartz worktops, together with a comprehensive range of integrated appliances including two ovens, fridge/freezer, wine fridge, induction hob and a Quooker tap providing boiling and sparkling water. There is ample space for both dining and living, while French doors open onto the outside, ideally positioned to enjoy the evening sun and al fresco dining.





The principal living accommodation is arranged in a spacious open-plan layout, providing flexible areas for a home office, dining and sitting room. A striking double-sided wood-burning stove creates a natural division between the dining and sitting areas, while double doors lead through to the conservatory. Overlooking the south-facing garden and enjoying far-reaching countryside views, the conservatory has sliding doors opening directly onto the patio and garden beyond. A cloakroom completes the ground-floor accommodation.

A feature staircase with automatic lighting rises to the first floor. The principal bedroom benefits from a large built-in wardrobe and an en suite shower room. Bedroom two is a particularly attractive double-aspect room, making the most of the surrounding views and offering ample built-in storage. The third bedroom is a good-sized double, while the fourth is another double room, currently used as a dressing room, with a large fitted wardrobe. The family bathroom is generously appointed with twin wash basins, WC, freestanding bath and separate shower.

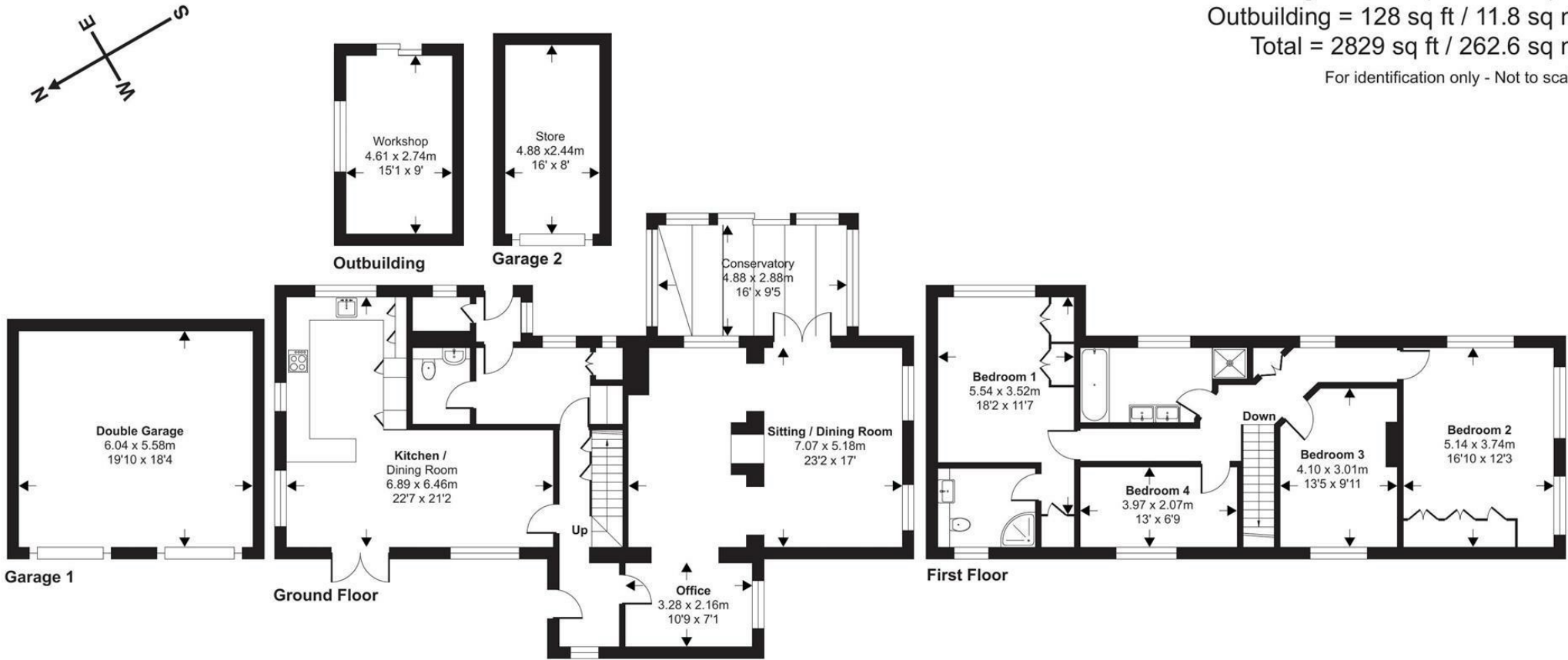
OUTSIDE

The property is approached via a gated private driveway, providing ample parking for multiple vehicles together with a double garage. The gardens extend to over an acre and wrap around the property, with a variety of seating areas thoughtfully positioned to make the most of the sun throughout the day. The predominantly south-facing gardens provide an attractive and private setting and include a characterful well, workshop and additional garage.

SERVICES

Mains electricity and water (not metered). Oil fired heating. Septic tank (compliant with the 2020 general binding rules). Superfast broadband available. Outdoor mobile signal with all major networks (Ofcom, 2026).

Approximate Area = 2202 sq ft / 204.5 sq m
Garage = 499 sq ft / 46.3 sq m
Outbuilding = 128 sq ft / 11.8 sq m
Total = 2829 sq ft / 262.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1503415



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		



