

Whitley House

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Whitley House, Hele Cross

Bradninch, Exeter, Devon, EX5 4LA

Exeter Cathedral (8.5 Miles), Killerton House (2.6 Miles), Exeter Airport (7.8 Miles)

A distinguished Edwardian house enjoying a peaceful rural setting on the outskirts of Bradninch, offering beautifully proportioned family accommodation together with a superb detached annexe, mature gardens and paddock land extending in all to just under 2 acres.

- Substantial detached house extending to about 3,700 sq ft
- Detached two-bedroom annexe
- Two private gated entrances with extensive parking
- Mature gardens and grounds with swimming pool
- Freehold
- Five generous bedrooms, including two en-suite rooms
- Paddock of about 0.9 acres with field shelter
- Convenient rural setting near Bradninch and Exeter
- Three impressive reception rooms
- Council Tax Band: G

Guide Price £1,200,000

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SITUATION

Whitley House occupies a delightful position at Hele Cross, a small rural hamlet on the edge of the sought-after town of Bradninch, surrounded by gently rolling Devon countryside whilst remaining exceptionally well connected. The nearby villages of Broadclyst and Bradninch provide an excellent range of day-to-day amenities including shops, pubs, primary schooling, a post office, medical facilities and recreational clubs. The property also lies within the highly regarded Broadclyst School catchment area.

The cathedral city of Exeter lies to the south and offers a comprehensive range of shopping, cultural and educational facilities together with excellent dining, sporting and leisure pursuits. Communications are particularly convenient with swift access to the M5 motorway, Exeter St Davids and Tiverton Parkway railway stations providing regular services to London Paddington in around two hours.

The surrounding area is renowned for its countryside walks and outdoor pursuits with nearby National Trust estates including Killerton and Ashclyst Forest offering miles of footpaths and bridleways. The East Devon coastline and the beaches of the Jurassic Coast are also readily accessible.

DESCRIPTION

Whitley House is an impressive detached Edwardian residence believed to date from the early 20th century, displaying many of the elegant characteristics synonymous with the period including generous ceiling heights, large bay windows and beautifully balanced accommodation extending to approximately 3,700 sq ft.

The house has been carefully maintained and improved over the years to create a comfortable and versatile family home, combining period charm with practical modern living. The principal reception rooms are particularly noteworthy, offering excellent entertaining space alongside comfortable everyday living areas, all enjoying an abundance of natural light and attractive outlooks over the gardens.

ACCOMMODATION

A covered entrance porch opens into the reception hall, a welcoming space with staircase rising to the first floor and access to the principal reception rooms. The drawing room is an elegant dual-aspect room of excellent proportions with a large bay window and fireplace, providing an ideal formal entertaining space. The sitting room is equally impressive, enjoying views over the gardens and direct access to the conservatory, which in turn opens onto the terrace and grounds beyond. The open plan kitchen/dining room provides ample space for formal dining and family gatherings. The kitchen is fitted with a range of units together with an electric Aga and central island, forming the heart of the home. Beyond lies a useful utility room, boot room and cloakroom facilities. A separate study provides ideal space for home working. On the first floor, the principal bedroom enjoys an attractive dual aspect together with an en suite bathroom. There are four further bedrooms, one also benefiting from en suite facilities, together with a family bathroom and generous airing cupboard.













ANNEXE

A particular feature of the property is the detached annexe situated to the rear of the house. Extending to approximately 863 sq ft, the annexe has been thoughtfully renovated to provide excellent ancillary accommodation, making it suitable for a variety of uses including guest accommodation or dependent relative living. The detached annexe provides particularly flexible accommodation and comprises an open-plan sitting/dining room, fitted kitchen and ground floor bedroom with en suite shower room. A staircase and lift lead to the first floor where there is a further bedroom with en suite bathroom.

OUTSIDE

Whitley House is approached via two separate private entrances, providing excellent accessibility and flexibility. The principal entrance lies to the front of the property, where a private driveway leads to a generous parking and turning area adjoining the house. A second entrance, accessed via electric gates to the rear, leads to an additional upper parking area and provides direct access to the detached garage/workshop.

The gardens are a notable feature of the property, being predominantly laid to lawn and interspersed with mature trees, established shrubs and well-stocked borders, creating a wonderfully private and sheltered setting around the house. Terraced seating areas provide ideal spaces for outdoor entertaining and enjoyment of the surrounding countryside. The property also benefits from an air source heated swimming pool, together with a summer house with power connected, providing an excellent space for relaxation or entertaining. In addition, there is a productive vegetable garden and greenhouse.

To the rear of the property, across the quiet lane, lies a separate paddock extending to approximately 0.9 acres together with a field shelter, offering excellent potential for equestrian, smallholding or recreational use. In all, the property extends to approximately 1.85 acres.

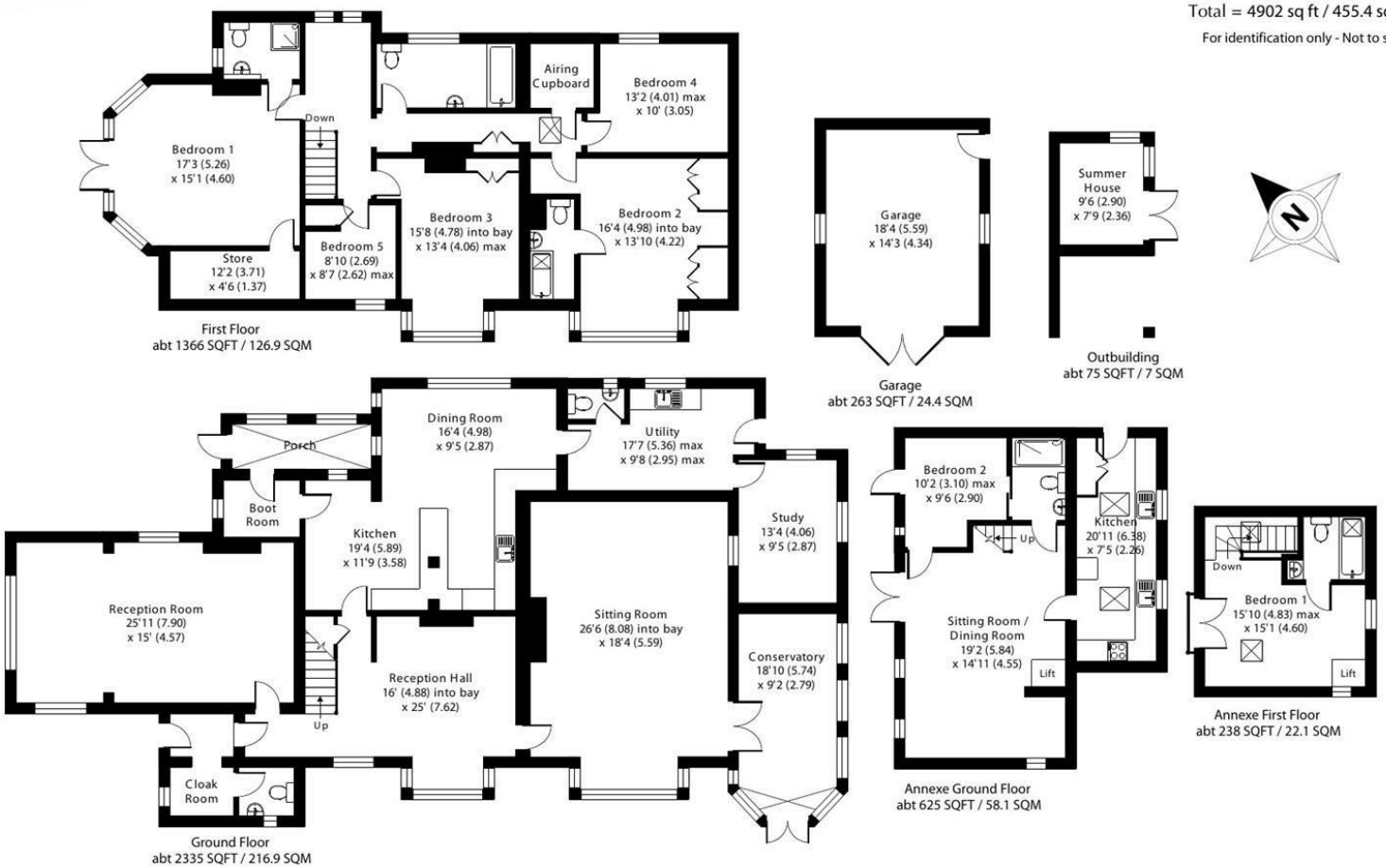
SERVICES

Utilities: Mains electric, mains water, telephone and broadband
Drainage: Private septic tank - believed to be non-compliant
Heating: Oil fired central heating and wood burning stove
Fitted with Solar panels both on the main house and Annexe
Tenure: Freehold
EPC: C(73)
Council tax band: G
Standard broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

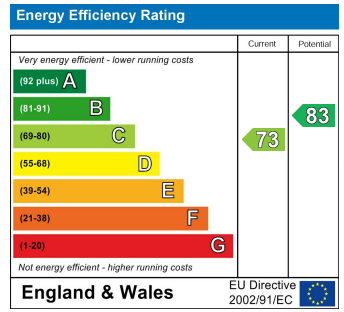
AGENTS NOTES

The vendor has advise that one or more of the trees are subject to a Tree preservation order (TPO).

Approximate Area = 3701 sq ft / 343.8 sq m (excludes open shed)
Annexe = 863 sq ft / 80.2 sq m
Garage = 263 sq ft / 24.4 sq m
Outbuilding = 75 sq ft / 7 sq m
Total = 4902 sq ft / 455.4 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 2025. Produced for Wilkinson Grant & Co. REF: 1387196



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