



---

Marl Cottage



West Hill Primary School 1.5 miles; The King's School (Ottery St Mary) 2.5 miles; M5 (J29) 7.5 miles; Central Exeter 11 miles.

---

**Set in 0.28 acres, a unique detached bungalow with level gardens enjoying views across adjoining countryside**

---

- Superb semi-rural location on the outskirts of West Hill
- Designed to take advantage of the position and rural views
- Spacious reception rooms
- 3 bedrooms (principal en suite)
- Beautiful level landscaped gardens
- Ample parking
- Detached double garage
- In total 0.28 acres

**Guide Price £675,000**

### **SITUATION**

Rockbears Hill is a select address within rural East Devon, situated between West Hill and Marsh Green, with easy links to the A30, Ottery St Mary and the cathedral and university city of Exeter. West Hill, to the east, maintains a thriving community with a range of local amenities, including primary school, whilst the nearby town of Ottery St Mary includes a larger range of amenities, including the well-regarded King's School.

The cathedral city of Exeter is an easy commute to the west and offers a wide range of facilities, rail links on the Paddington and Waterloo lines and Exeter International Airport.

### **DESCRIPTION**

Built in 1995, Marl Cottage was architecturally designed for the current owners to take advantage of the position and rural views. Set in 0.28 acres, the property comprises the bungalow and a detached double garage with beautiful level gardens, all enjoying privacy and unspoilt rural views.

The detached bungalow offers adaptable accommodation. The entrance hall is particularly light with panelled ceiling and three steps leading to the reception rooms and kitchen. From the entrance hall there are glazed panels and a glazed door opening to the dining room. The triple aspect sitting room enjoys garden views with high, partly cladded, ceilings and exposed brick chimney and wood burner. The kitchen comprises a range of matching wall and base units and integrated appliances along with a door opening

through to the utility room beyond.

There are three bedrooms enjoying the easterly aspect, all with fitted wardrobes and the principal bedroom has an en suite bathroom. There is a separate shower room and large storage cupboard.

In addition, there is a detached double garage with up and over doors and timber garden shed.

Accessed along the country lane, a gravel drive leads to the parking and turning area with access to the garage beyond. There are mature hedge boundaries at a mixture of heights, providing privacy yet open views across the adjoining countryside to east. The beautiful landscaped gardens wrap around the property and are arranged to enjoy the gardens at different points during the day, including areas of lawn and seating areas with well-stocked flowerbeds, shrubs, hedging and trees.

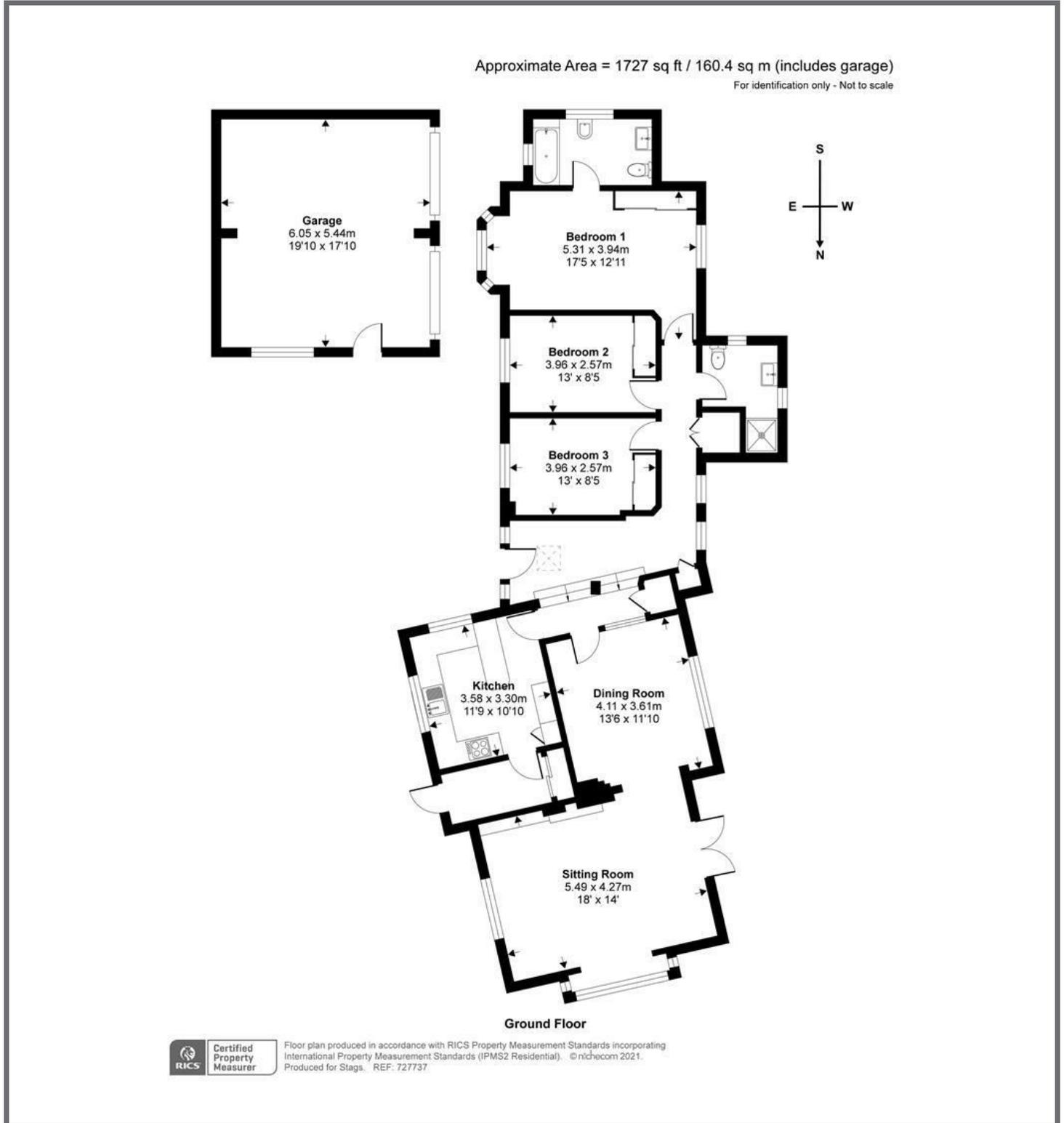
### **SERVICES**

Mains electricity and water. Private drainage. Oil fired central heating.

### **DIRECTIONS**

From Exeter take the A30 dual carriageway in an easterly direction, exiting at Daisymount and follow the signs towards West Hill along the B3180. Proceed for 0.75 of a mile and turn right signed Marsh Green and Rockbears Hill. The property will be found, after a short distance, to the right.





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

21/22 Southernhay West, Exeter, Devon, EX1 1PR



| Energy Efficiency Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| 89-100                                    | A |         |           |
| 81-88                                     | B |         |           |
| 69-80                                     | C |         |           |
| 55-68                                     | D |         |           |
| 49-54                                     | E |         |           |
| 41-48                                     | F |         |           |
| 35-40                                     | G |         |           |
| Net energy-related - higher scoring coats |   |         |           |
| England & Wales                           |   |         |           |

EU Directive 2002/91/EC

01392 255202  
exeter@stags.co.uk

stags.co.uk