



**HASTA LA VISTA
WINDMILL LANE
WEST HILL
OTTERY ST MARY
EX11 1JP**

PROOF COPY



GUIDE PRICE £975,000 FREEHOLD



An opportunity to acquire a deceptively spacious highly individual detached residence with good size gardens and adjoining one acre paddock offering great scope for development (subject to necessary planning/consents). Five bedrooms. Spacious split level reception hall. Large sitting room. Dining room. Sun lounge. Kitchen/breakfast room. Utility room. Spacious family bathroom. Additional bathroom. Fabulous family/games room offering scope for conversion to adapt to a self contained annexe/studio. Driveway providing ample parking. Double garage plus adjoining single garage. Fine outlook and views over neighbouring countryside and beyond. Highly sought after village location. Good access to local amenities, popular schools and major link roads. A great family home. Viewing highly recommended.

ACCOMMODATION IN DETAIL COMPRISES (All dimensions approximate)

Composite front door, with obscure uPVC double glazed side panel, leads to:

LARGE SPACIOUS SPLIT LEVEL RECEPTION HALL

Radiator. Airing cupboard. Double width cloaks cupboard with hanging rail and fitted shelf. Six stairs lead to:

HIGHER LEVEL RECEPTION HALL

Radiator. Access to roof space. Smoke alarm. uPVC double glazed window to side aspect. Glass panelled double opening doors lead to:

DINING ROOM

18'10" (5.74m) x 9'2" (2.79m) to chimney breast. Two wall light points. Smoke alarm. Radiator. Two uPVC double glazed windows to side aspect. Attractive fireplace with raised hearth. uPVC double glazed double opening doors providing access and outlook to rear/side garden. Opening to:

SITTING ROOM

19'2" (5.84m) maximum x 18'10" (5.74m). A light and spacious room. Two radiators. Attractive fireplace with inset living flame effect gas fire and raised hearth. Two wall light points. uPVC double glazed window to side aspect with outlook over side garden. uPVC double glazed window to rear aspect with outlook over adjoining paddock. Large feature archway opens to:

SUN LOUNGE

15'0" (4.57m) x 6'2" (1.88m). A lovely light room with uPVC double glazed windows to both side aspects. Large uPVC double glazed patio door providing access and outlook to rear/side garden and also enjoying fine outlook over the neighbouring paddock and beyond.

From higher level reception hall, obscure glazed door leads to:

KITCHEN/BREAKFAST ROOM

19'2" (5.84m) reducing to 13'5" (4.09m) x 12'8" (3.86m) maximum. Fitted with a range of matching base, drawer and eye level cupboards. Roll edge work surfaces with tiled splashbacks. 1½ bowl ceramic sink unit with modern style mixer tap. Fitted double oven/grill. Integrated dishwasher. Fitted Neff electric hob with filter/extractor hood over. Radiator. Upright storage cupboard. Space for upright fridge freezer. Double width larder cupboard. Two uPVC double glazed windows to side aspect with outlook over side/rear garden. uPVC double glazed window to front aspect with outlook over front garden, neighbouring area and countryside beyond. From this room obscure glazed door leads to:

UTILITY ROOM

6'10" (2.08m) x 5'4" (1.63m). Fitted roll edge worktop. Plumbing and space for washing machine. Further appliance space. Space for upright fridge freezer. Tiled wall surround. Eye level cupboard with adjoining shelving. uPVC double glazed door provides access and outlook to rear/side garden.

From ground floor reception hall, door to:

BEDROOM 1

13'10" (4.22m) maximum into wardrobe space x 12'8" (3.86m) maximum into wardrobe space. Range of built in bedroom furniture consisting of two double wardrobes, one single wardrobe, matching bedside units with display shelving over, overhead storage cupboards and fitted dressing table with ample drawer space. Wash hand basin set in vanity unit with cupboard space beneath. Radiator. uPVC double glazed window to rear aspect with outlook over rear garden.

From ground floor reception hall, door to:

BEDROOM 2

13'10" (4.22m) x 9'2" (2.79m). Radiator. Wash hand basin. uPVC double glazed window to rear aspect with outlook over rear garden.

From ground floor reception hall, door to:

BEDROOM 3

15'8" (4.78m) x 9'5" (2.87m). Radiator. uPVC double glazed window to side aspect with outlook over side/rear garden. uPVC double glazed window to front aspect.

From ground floor reception hall, door to:

BEDROOM 4

9'6" (2.90m) x 7'6" (2.29m). Radiator. uPVC double glazed window to side aspect with outlook over side/rear garden.

From ground floor reception hall, door to:

FAMILY BATHROOM

12'5" (3.78m) x 9'0" (2.74m) maximum ('L shaped room). A spacious bathroom comprising panelled bath with modern style mixer tap including shower attachment. Low level WC. Wash hand basin set in vanity unit with range of cupboard and drawer space beneath. Fitted mirror with medicine cabinet and concealed lighting. Double width tiled shower enclosure with fitted mains shower unit. Heated ladder towel rail. Tiled floor. Tiled wall surround. Radiator. Inset LED spotlights to ceiling. Extractor fan. Obscure uPVC double glazed window to side aspect.

From ground floor reception hall, door to:

BATHROOM

8'0" (2.44m) x 6'4" (1.93m). A matching white suite comprising panelled bath with modern style mixer tap including shower attachment. Low level WC with concealed cistern. Wash hand basin set in vanity unit with cupboard and drawer space beneath. Tiled wall surround. Radiator. Shaver point. Obscure uPVC double glazed window to side aspect.

From ground floor reception hall, door to:

BEDROOM 5/STUDY

12'2" (3.71m) x 9'4" (2.84m). Radiator. uPVC double glazed window to front aspect. From this room door provides access to:

FAMILY/GAMES ROOM

27'6" (8.3m) x 17'2" (5.23m) maximum. A fabulous spacious room with pitched ceiling and mezzanine floor. To provide a number of uses. This room offers great scope for conversion to adapt to a self contained annexe/studio subject to the necessary consents. Tiled fireplace with wood burning stove, raised hearth, wood surround and mantel over. Five wall light points. Storage cupboard with fitted shelving. Two uPVC double glazed windows to side aspect. Part obscure uPVC double glazed door, with matching side panel, providing access to front elevation. From the mezzanine floor a staircase leads to a large boarded roof space. Door leads to:

REAR LOBBY

With door to:

CLOAKROOM

Comprising WC. Wall hung wash hand basin. Electric bar heater. Obscure uPVC double glazed window to side aspect.

From rear lobby, five steps lead down to door providing access to single garage.

OUTSIDE

The property is approached via a pillared entrance with driveway providing ample parking in turn providing access to single garage and adjoining double garage.

SINGLE GARAGE

19'0" (5.79m) x 10'0" (3.05m). With power and light. Up and over door providing vehicle access. Rear courtesy door to property.

DOUBLE GARAGE

20'10" (6.35m) x 19'4" (5.89m). With electronically operated up and over door. Power and light. Window to rear aspect. Side courtesy door.

To the left side of the double garage is a pillared arched entrance with attractive block paved wide pathway providing access to front door and family/games room. Raised flower/shrub beds. To the left side elevation of the pathway is a neat shaped area of level lawn. Two wrought iron gates lead to a further section of lawn with various shrubs and maturing trees. Dividing pathway and steps lead to an extensive paved patio which enjoys the fine outlook and views over the neighbouring paddock and countryside beyond. Outside lighting and water tap. Raised shrub beds. Brick built barbecue. Directly to the rear elevation is a raised area of lawn with pathway leading to a further side area of garden laid to two areas of lawn, three patios, greenhouse and timber shed. A side gate leads to a wide area of garden with gate providing access to adjoining:

PADDOCK

We understand equates to approximately 1 acre. The paddock offers great scope for development subject to the necessary approval/consents. We have been advised the land/paddock is registered on the East Devon land bank as possible future development land (subject to planning) however its purely at the discretion of the owners of the property as the Freehold is owned solely by the current and future owners of Hasta La Vista.

TENURE

FREEHOLD

DIRECTIONS

From M5 (J29) interchange take the A30 and continue along this road for approximately 6 miles, turn left signposted 'Ottery St Mary' and take the 3rd exit under the bridge and at the next roundabout take the 2nd exit onto the B3180 and continue along this road for approximately 1 mile and take the left hand turning into Bendarroch Road. Proceed down taking the next right into Windmill Lane where the property in question will be found on the right hand side.

VIEWING

Strictly by appointment with the Vendors Agents.

AGENTS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this.

You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc.) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc.) will be included in the sale.

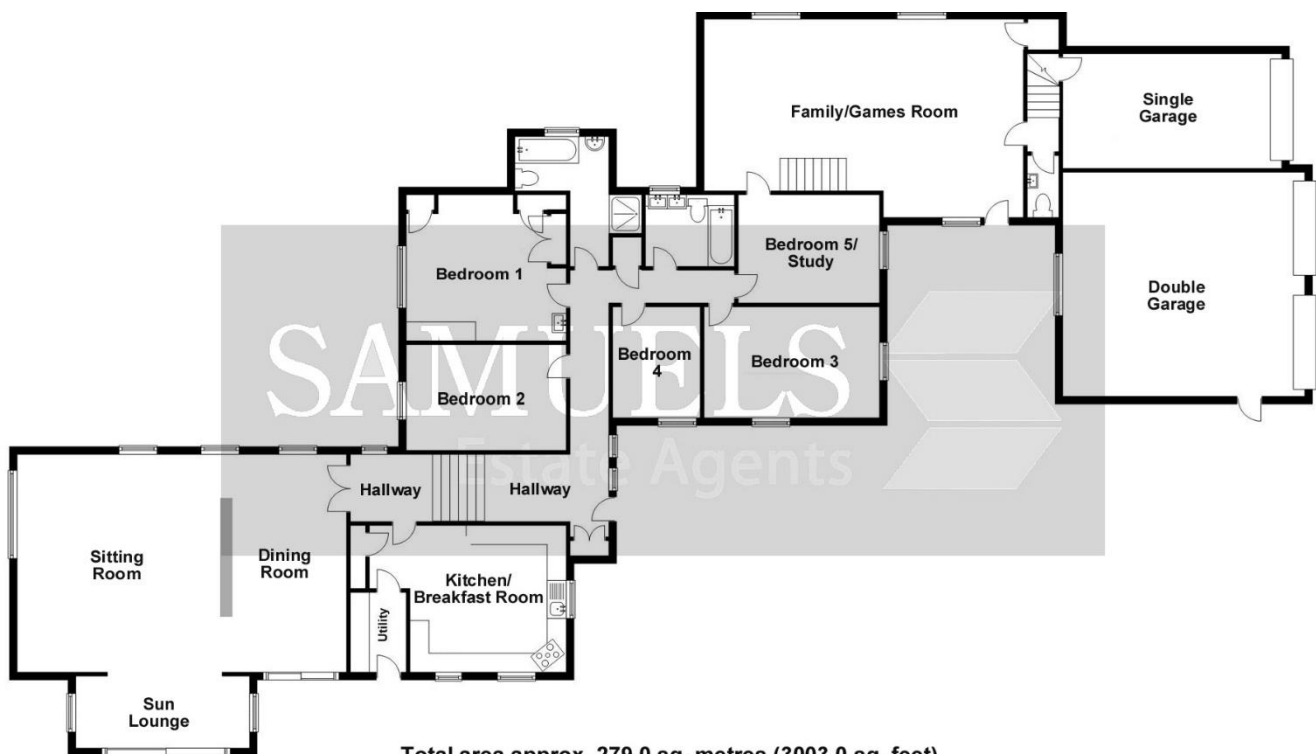
Please be aware that all measurements within these particulars are recorded with a sonic tape, and whilst every effort has been taken to ensure their accuracy potential purchasers are recommended to satisfy themselves before entering a contract to purchase.

AGENTS NOTE MONEY LAUNDERING POLICY

Samuels Estate Agents are committed to ensuring that it has adequate controls to counter money laundering activities and terrorist financing activities, in line with the Money Laundering Regulations 2007. Any prospective purchaser will be required to show proof of funds and identification. We ask for your cooperation on this matter in order that there will be no delay in the transaction

REFERENCE

CDER/0323/8381.AV



Floor plan for illustration purposes only – not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		