



# Monans Rill

Salston Ride, Salston, Ottery St Mary, Devon, EX11 1RH

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A spacious 4-bedroom bungalow set in stunning, beautifully established gardens in a much sought after country position

- Leafy cul de sac of individual properties
- Within a mile of Ottery St Mary
- Very roomy accommodation approaching 2000sqft
- Double garage, workshop and summerhouse
- Beautiful country views
- Exceptional gardens of circa 0.4 acre

Guide Price £725,000

### THE PROPERTY

Monans Rill comprises a very spacious detached bungalow which is located in a glorious position on the outskirts of the popular town of Ottery St Mary. It is surrounded by some of the county's most picturesque countryside over which it has superb views and is conveniently placed within a mile of the town, as well as being within a short drive of the highly desirable villages of West Hill and Tipton St John. Salston Ride is an exclusive and leafy cul de sac of individual properties and Monans Rill sits in beautifully established gardens which are bordered by the rill to the north, creating an exceptionally picturesque setting.

The property itself was built in the 1960s and offers very spacious accommodation which is particularly light having large windows, all of which take in the glorious views. Worthy of particular mention is the superb 27' triple aspect sitting room which features a stone fireplace with wood burner and built in book shelves, and this room opens into an study/library with a patio door to the gardens. Monans Rill has been the subject of a considerable amount of work in recent years which has included upgrading the wiring, installing a new boiler, insulating the roof and adding a wet room, as well as general redecoration.







## GARDENS & GROUNDS

Undoubtedly one of Monanas Rill's main features is its stunning garden which is beautifully established and profusely stocked. The bungalow sits well off the lane and has a large garden to the front with lawns being interspersed with well-stocked beds which provide privacy and a great deal of colour and interest. The driveway offers ample parking and gives access to the attached garaging, whilst to the other corner of the plot is a magnificent beech tree.

To the rear is a charming garden which is bordered by the rill, beyond which is open farmland providing the perfect backdrop. It has been planted with a mass of shrubs and spring bulbs, with several specimen trees and a wisteria clad pergola. The timber and shingle roofed summerhouse has delightful views over the gardens and to the side of the property is a productive kitchen garden with raised beds and a greenhouse. The property also benefits from direct access onto the footpath which runs through the open fields to the rear.

## SITUATION

The country town of Ottery St Mary lies about one mile away and has a good range of amenities which include many independent shops, primary school, post office, cafés, sports centre and various supermarkets. On the outskirts of town, Joshua's Organic Store and the renowned Otter Nurseries can be found, and there is also the highly reputed King's School which is about half a mile away.



Sidmouth, famed for its beautiful Regency architecture is located about 6 miles away and is one of East Devon's premier coastal towns. It has a long esplanade, wide pebble (sand at low tide) beach, and is situated on the World Heritage Jurassic Coast, with stunning views and dramatic scenery along the Southwest Coastal Path. The town itself has many beautiful parks and walks, a cinema and theatre, and a bustling shopping centre with a great variety of independent shops and boutiques, as well as the usual multiples.



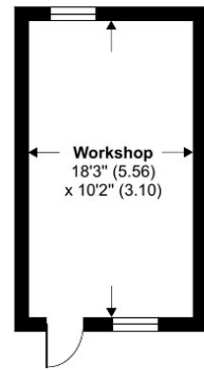
Approximate Area = 1935 sq ft / 179.7 sq m (includes utility)

Garage = 288 sq ft / 26.7 sq m

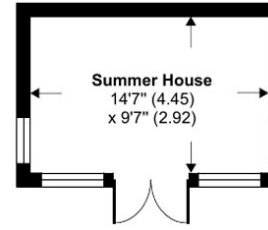
Outbuilding = 327 sq ft / 30.3 sq m

Total = 2550 sq ft / 236.8 sq m

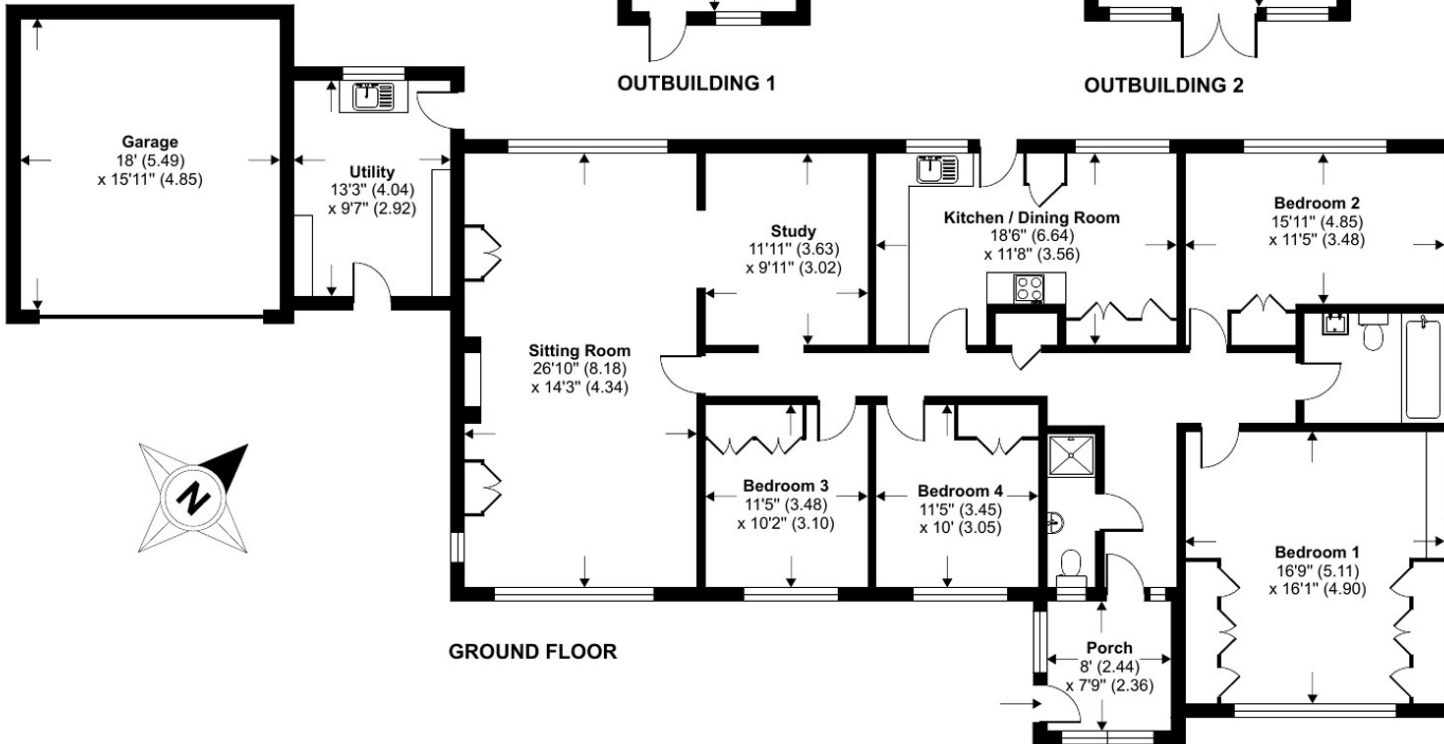
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OUTBUILDING 1



OUTBUILDING 2



The busy market town of Honiton is located about 8 miles to the east and also has a good range of shopping and recreational amenities as well as a main line rail link to London Waterloo. The Cathedral City of Exeter is some 14 miles to the west with excellent shopping facilities, theatres, main line express rail link to London (Paddington), international airport and M5 access. Exeter has both comprehensive and private schooling and there is also Colyton Grammar School, one of England's top mixed state schools, which is located about 13 miles away on the outskirts of Colyton.

### SERVICES

Mains electricity, water and gas-fired central heating. Private drainage.

### LOCAL AUTHORITY

East Devon District Council - 01404 515616.  
Council Tax Band: G.

### ENERGY PERFORMANCE CERTIFICATE

Rating: C.



Certified  
Property  
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01404 42456

devon@humberts.com

