



**WOODS**  
DISTINCTIVE



# Hill Crest Station Road Trusham TQ13 0NL

**For Sale by Private Treaty  
Property & Land  
Offered as a whole or in lots.**

Lot 1 - Guide Price: £650,000

Detached 4/5 Bedroom House that has undergone an extensive program of refurbishment, set in approximately 1 acre enjoying stunning far reaching views.

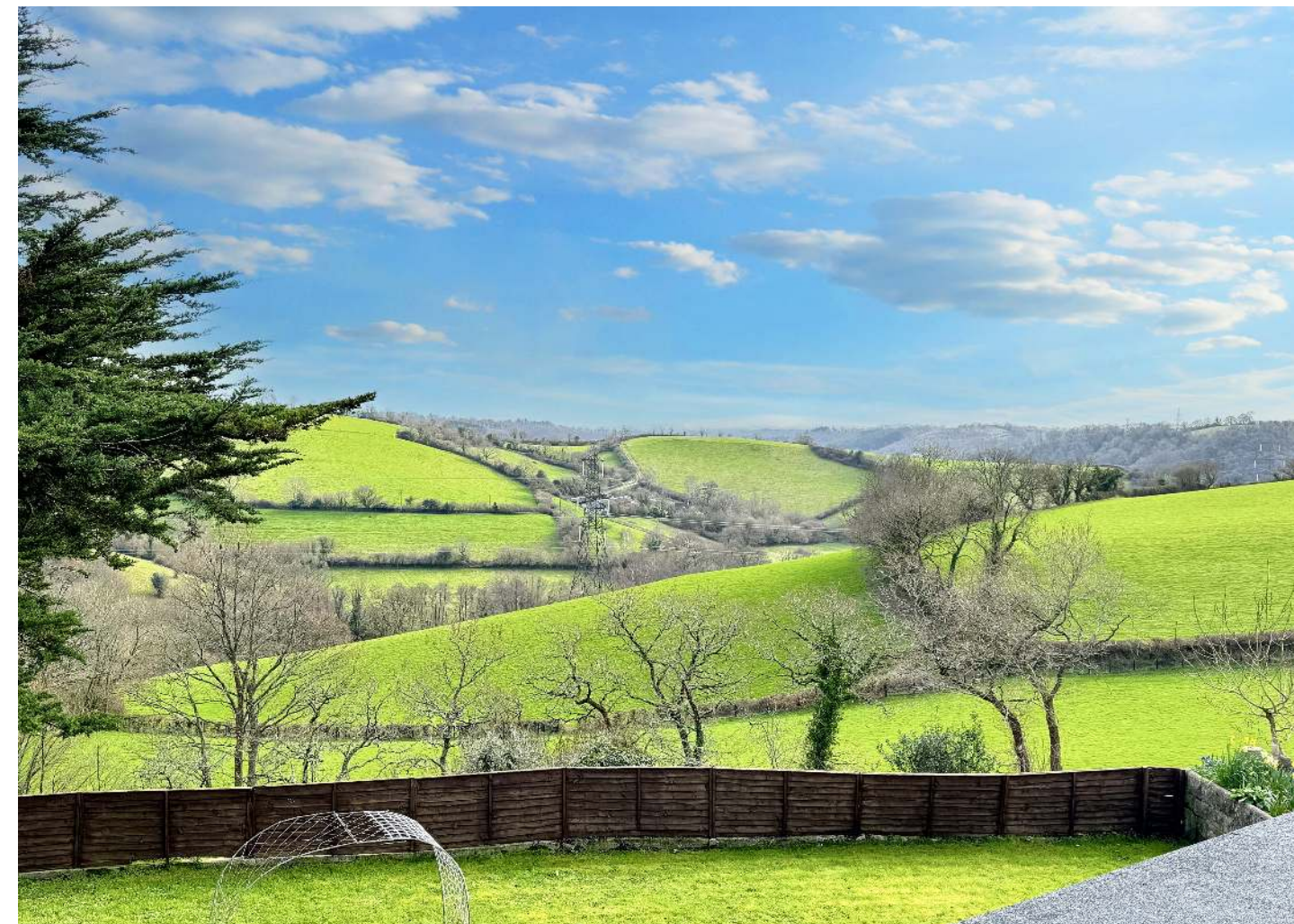
Lot 2 - Guide Price: £200,000

Detached barns with Planning permission to create a vaulted two bedroom dwelling, set in approximately 0.26 acres of orchard and garden

Lot 3 - Guide Price: £150,000

Approximately 10 acres agricultural land with field shelter & fodder store, private woodland and Riverside frontage

**Total £1,000,000**





## THE AREA

Hill Crest is located in Trusham is set within the beautiful Teign Valley, has a parish church and popular inn/restaurant (The Cridford Inn).

Trusham has an excellent sense of village community. It is approximately three miles from the shopping facilities at Chudleigh and the A38 Express way which is 20 minutes driving distance from Exeter and 40 from Plymouth. The school buses leave from the village square. Beyond the walks and renowned Teign Valley pubs there is easy access to the Dartmoor National Park (1.5 miles) and the coast (10.5 miles). There is a Golf course nearby (2 miles).

Trusham is in the catchment for Chudleigh Primary School and Teign School for seniors.

## DIRECTIONS

Exit the Devon Expressway signposted for Chudleigh. Take the B3193 signposted for "Trusham" and follow the road for approximately 2 miles. Turn right towards the village, Hill Crest will be found on your right just as you start to come towards the village centre.

## GENERAL INFORMATION

Tenure: Freehold

Council: Teignbridge District Council

Council Tax for main house: Band E for the period 01/04/2024 to 31/03/2025 financial year is £2,807.15

Services for the main house: Oil fired central heating, mains water, mains drainage

Services for the Barn: TBC









## Lot 1 - Guide Price £650,000

Hill Crest is a truly exceptional property, offering the perfect opportunity to own a spacious 4/5 bedroom detached house in the sought-after village of Trusham. The house has recently undergone an extensive refurbishment program and sits on approximately 1 acre of land, boasting breath-taking views of the surrounding countryside.

On approaching, the property you are greeted by a large covered conservatory style entrance porch providing access to the spacious entrance hall with stairs raising to the first floor.

The modern open plan kitchen/dining room is clearly divided to provide space for eating, dining and entertaining. The kitchen has a good range of shaker style wall and base level kitchen units with drawers, a built in double oven with electric hob above and adding to the character is a solid fuel Rayburn cooker. There is space for a dishwasher and washing machine, a tall fridge freezer is included.

In the dining area there is ample space for a dining suite with a door leading to the rear porch/utility room with space for a tumble dryer, also housing the oil fired central heating boiler.

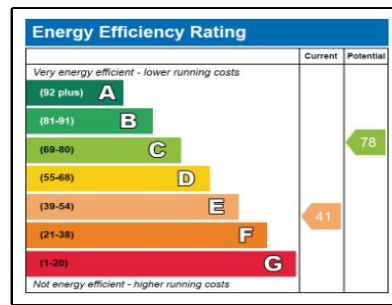
The lounge is light and airy with a large bay window with stunning views over the surrounding countryside.

The separate dining room provides additional living space but could also be re-purposed as a guest bedroom as it has the benefit of an en-suite shower room.

On the first floor, there are four bedrooms, a family bathroom and an additional WC. The bathroom has a panelled bath with shower unit above, WC and wash hand basin





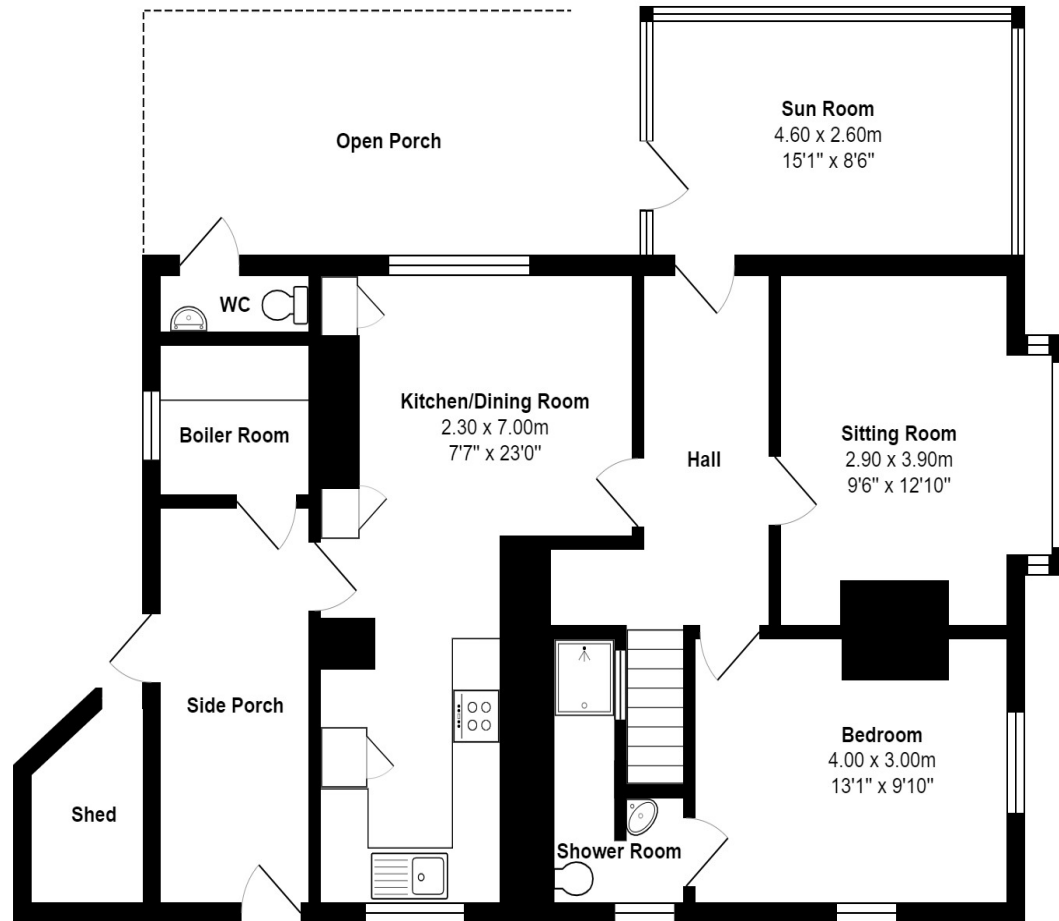


A particular feature are the gardens, which wrap around the property to two sides and take advantage of the stunning views over the surrounding countryside.

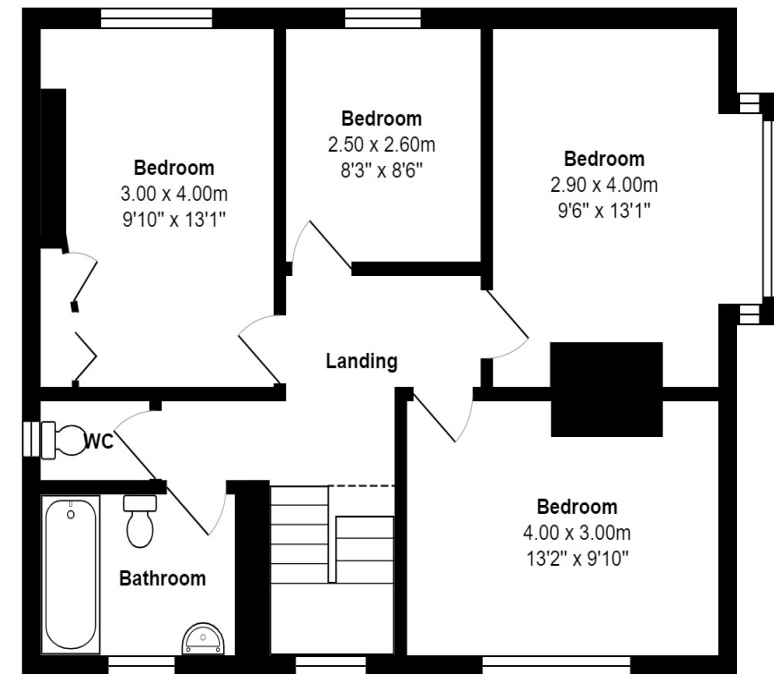
The gardens are split into three areas with the main garden being landscaped and principally laid to lawn with flower borders. There are additional large gardens to the South and East, both having garden sheds/stores.

There is ample driveway parking for at least four vehicles, plus a further unpaved area opposite the main drive.

Offered for sale with a Guide Price of £650,000



Ground Floor



First Floor



Hillcrest, Station Road, Trusham

Total Area: 139.6 m<sup>2</sup> ... 1502 ft<sup>2</sup> (excluding side porch, boiler room, shed)

All measurements are approximate and for display purposes only

## Lot 2 - Guide Price £200,000

Hillcrest offers a detached barn with planning permission to convert into a stunning 2 bedroom character property. Set in a picturesque orchard and garden totalling approximately 0.26 acres.

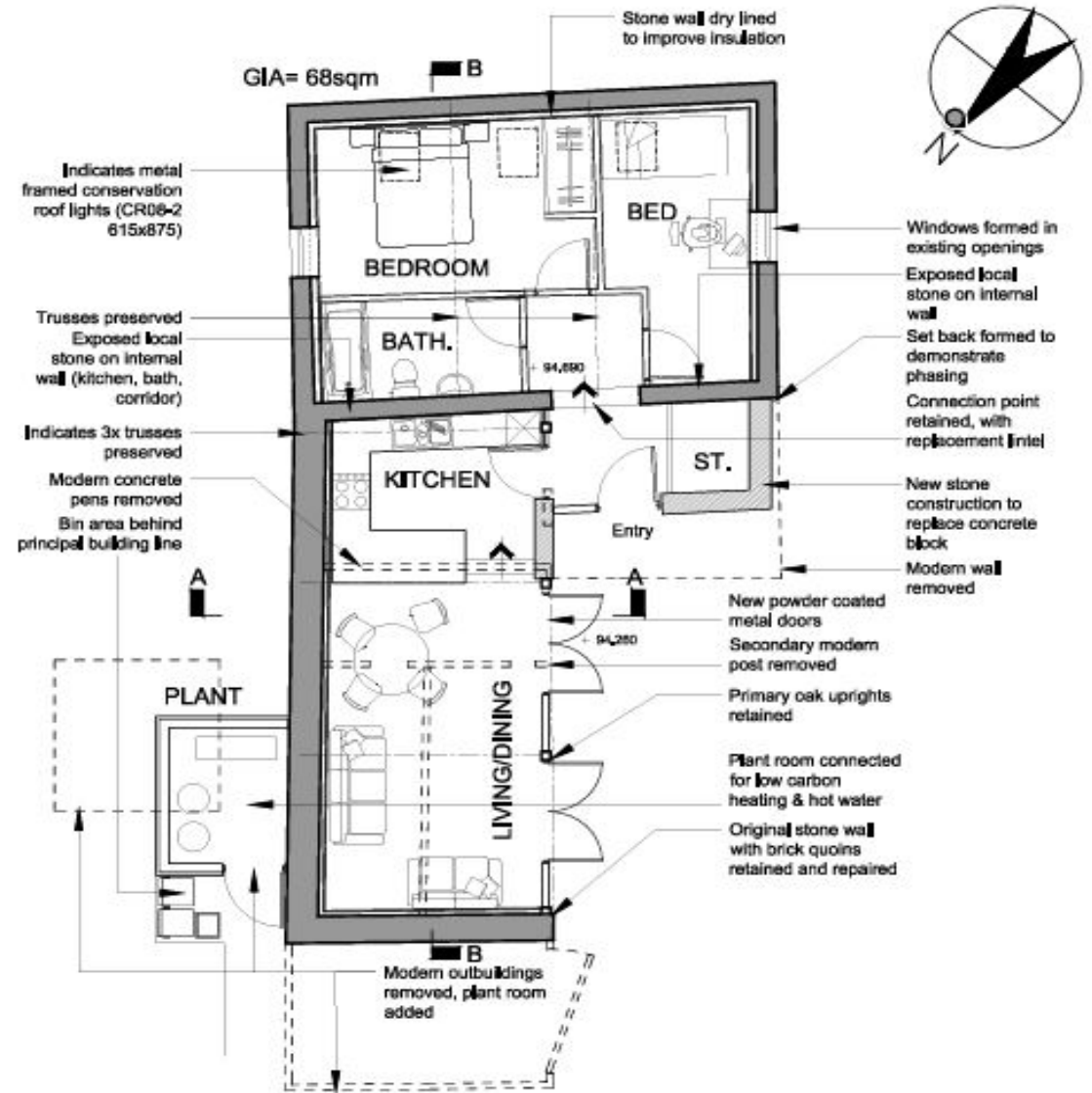
The site benefits from its own separate entrance with parking for two vehicles and gardens.

The planning permission allows for an entrance hall with a vaulted open plan lounge/dining and kitchen area with French doors leading to the gardens, rear porch/utility room, two bedrooms and a family bathroom.

With its central village location and parking facilities, this project is perfect for those looking for a charming countryside retreat.

For more information and plans, please see the full planning application at [www.teignbridge.gov.uk/planning/](http://www.teignbridge.gov.uk/planning/), using the Planning Reference: 23/00564/FUL

Offered at a competitive price with a Guide of £200,000,



Ground floor









## Lot 3 - Guide Price £150,000

Approximately 10 acres of land are primarily laid to pasture, with a large field shelter currently in place - ideal for livestock or conversion into stables with the appropriate planning permission.

The property also boasts a private woodland area and a beautiful riverside frontage, perfect for nature lovers or those looking to create a secluded retreat.

With a guide price of £150,000, this property presents an excellent investment for those looking to create an equestrian facility.

**The site is offered as a whole, totalling £1,000,000 or can be purchased as individual lots.**

**This property is sure to impress. Contact us today for more information or to arrange a viewing.**

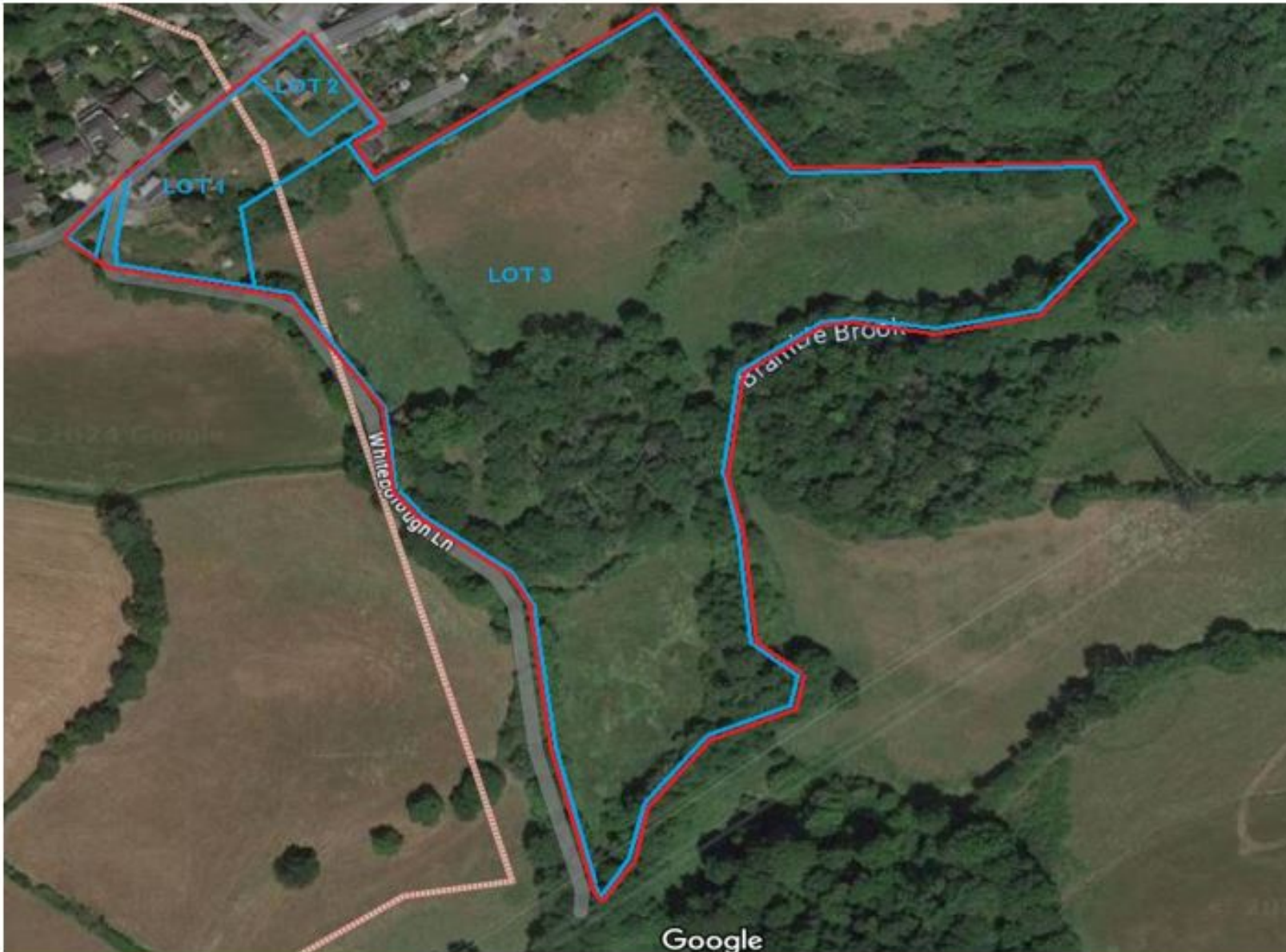
**FOR MORE INFORMATION AND PHOTOS, SCAN THE QR CODE**



Teignbridge Office - 01626 364900  
kingsteignton@woodshomes.co.uk







## KEY

- **Lot 1** – House Set in approx. 1 Acre
- **Lot 2** – Barn with Planning permission, set in approx. 0.26 acres
- **Lot 3** – Land (Approx. 10 acres) with Field Shelter and Fodder Store
- **Total Site** (lots 1,2 and 3) - House, Barn, and Land, approx. 11.26 acres

Please note, we have not surveyed the area, the acreage are approximate measurements and should not be relied. Please make your own enquiries.

As part of our service, we may recommend additional services (conveyancing, survey, etc) to you which we believe may help with your property transaction. Please be aware that if you decide to proceed, we may receive a referral fee. We will not refer your details unless you have provided your consent and you are not under any obligation to use any of these services. Full details of these services and referral fees are published on our website.

Intending purchasers should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown are not to sale. All measurements, distance and areas listed are approximate and are given to provide a general impression and should not be relied upon for carpets etc. Fixtures, fittings, and other items are not included unless specified. Any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. You are advised to check the availability of this property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property before travelling any distance to view. No employee of Woods has the authority to make or give any representation or warranty in respect of the property.