



Hillside







# Hillside Rowhorne Road

Nadderwater, Exeter, , EX4 2JE

St Davids Station (1.5 Miles), Exeter Cathedral 2.1 Miles

A charming and characterful four-bedroom detached home, believed to have originally been two cottages, set within a generous plot of approximately 0.7 acres and enjoying a private, semi-rural position on the edge of Exeter.

- Characterful four-bedroom detached home
- Car port/garage and a range of useful outbuildings
- Set within an exceptional plot
- Sought-after semi-rural location on the edge of Exeter
- Council tax band: G
- First time to the market in over 40 years
- Private gated driveway with parking for multiple vehicles
- Large detached studio with light and power
- Quiet setting with countryside walks nearby
- Freehold

Guide Price £760,000

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@StagsProperty

## SITUATION

Hillside is situated along the sought-after Rowhorne Road in Nadderwater, enjoying a peaceful and semi-rural setting while remaining conveniently close to Exeter city centre. The property is well placed for access to local amenities and benefits from excellent communication links via the A30 and M5, making it ideal for those commuting or travelling further afield. The surrounding area offers a wealth of outdoor pursuits, with attractive countryside and riverside walks close by, including scenic routes along the River Exe and the popular Exe Estuary Trail. The location is well suited to those seeking an active lifestyle, with walking, cycling and running routes readily accessible from the doorstep.

Exeter provides an extensive range of shopping, educational and leisure facilities, including a thriving city centre, the historic cathedral, and a wide selection of independent shops, restaurants and cafés. The city benefits from mainline rail services from Exeter St David's and Exeter Central, offering direct connections to London Paddington, London Waterloo, Bristol and beyond. Exeter International Airport is also easily accessible, providing a range of domestic and international flights.

## DESCRIPTION

This attractive period home has evolved over time to create a spacious and versatile family residence, retaining a wealth of character features throughout. The house is approached via a private gated driveway, providing parking for multiple vehicles and access to a car port/garage.

The property sits within an exceptional plot extending to circa 0.7 acres, with the grounds arranged into a variety of distinct areas including mature lawns, an orchard, and a picturesque pond. A range of useful outbuildings are positioned within the grounds, including a summer house and log stores. Of particular note is the large detached studio, discreetly positioned behind the house in a private setting. The studio benefits from light and power and would be ideally suited for use as a home office, gym, or creative workspace.





## ACCOMMODATION

An attractive pathway leads to the front of the property and into a glazed porch, which in turn opens into the kitchen/dining room. This is a well-proportioned space offering ample room for a dining table, extensive work surfaces, plentiful cupboard storage and an AGA. Two front-facing windows overlook the attractive front garden. Adjacent to the kitchen is the sitting room, arranged over two levels and featuring a wood-burning stove set within a stone chimney breast. The room enjoys excellent natural light from multiple windows to the front and side.

To the rear of the property is the garden room, previously used as a studio, with an abundance of rear-facing windows overlooking the garden. From here, a door leads to a ground floor shower room and a large utility room with space and plumbing for white goods. A further door from the utility provides access to a ground floor double bedroom, offering flexible accommodation ideal for guests or multi-generational living. On the first floor are three further bedrooms and a family shower room. The principal bedroom is a particularly attractive room, enjoying a large window and lovely open views.

## OUTSIDE

The gardens are a standout feature of Hillside, extending to approximately 0.7 acres and offering a wonderful sense of space and privacy. The grounds are laid out into a series of distinct areas, including mature lawns, an orchard, and a pond, all interspersed with established trees and planting.

The gated driveway provides ample parking and access to the car port/garage, while the various outbuildings and detached studio enhance the practicality and versatility of this unique home.

## SERVICES

Utilities: Mains electricity and water

Heating: LPG fired boiler for heating. Hot water from oil fired AGA and immersion heater.

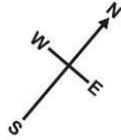
Drainage: Private drainage via a septic tank with soakaway

Tenure: Freehold

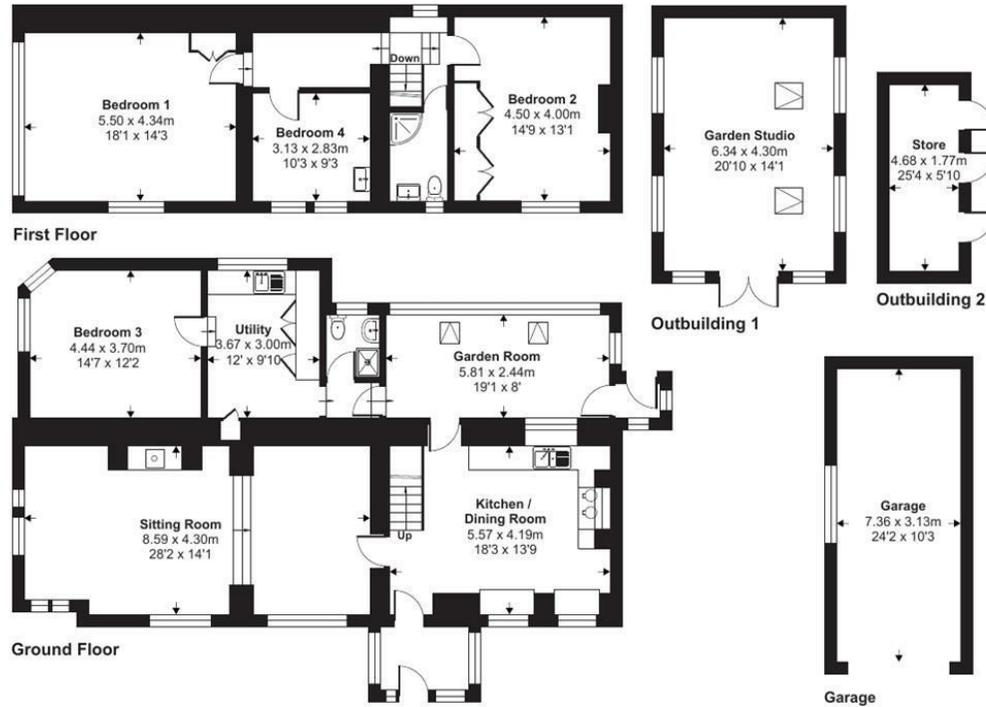
EPC: F(32)

Council tax band: G

Standard and Ultrafast broadband available (Ofcom), EE, Three, O2 and Vodafone mobile network available (Ofcom).



Approximate Area = 2019 sq ft / 187.5 sq m  
 Garage = 248 sq ft / 23 sq m  
 Outbuilding = 382 sq ft / 35.4 sq m  
 Total = 2649 sq ft / 245.9 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). © n1checom 2026. Produced for Stags. REF: 1395717



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		59
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



