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*Woolsgrove House, Church Hill, Pinhoe, Exeter,
Devon, EX4 9JG*



SOUTHGATE
ESTATES

£775,000

Guide Price





Woolsgrove House, Church Hill

An exceptional three/four bedroom detached home situated in the highly sought-after area of Pinhoe, enjoying stunning far-reaching views towards the estuary. The property has been recently refurbished to an impressive standard throughout, beautifully blending contemporary finishes with character features to create a warm and stylish family home. A particular highlight is the wonderful open outlook to the rear with a paddock which is privately owned between the neighbours.

The property is ideally positioned within Pinhoe, a popular residential area on the outskirts of Exeter, benefitting from a range of local amenities including shops, schools and excellent transport links, whilst offering convenient access to the city centre.

Accommodation

Ground Floor The front door opens into a welcoming entrance hallway which leads through to the heart of the home; a stunning open-plan kitchen/dining room. This space has been thoughtfully designed and finished to a high specification, featuring a range of bespoke-style cabinetry, quality worktops and a central island providing both additional preparation space and casual seating. The room is further enhanced by stylish lighting and attractive herringbone flooring, creating a stunning entertainment space. An opening leads into the adjoining family room, a light-filled reception area with large doors framing beautiful views across the garden and beyond, as well as providing direct access onto the decked terrace. This seamless connection between the internal and external spaces makes it ideal for modern living, with an outdoor kitchen and bar. In addition, there is a separate sitting room offering a more private and cosy retreat, along with a useful utility room and a downstairs cloakroom. A further versatile room, currently utilised as a gym, could equally serve as a fourth bedroom, home office or playroom depending on individual requirements.





First Floor Stairs rise to the first floor where there are three well-proportioned bedrooms, all presented to a high standard. The rear-facing rooms particularly benefit from the wonderful open outlook across the adjoining land. The family bathroom has been stylishly refitted, featuring a contemporary suite comprising a bath with a glass screen and shower over, a pedestal wash basin and WC. The space is complemented by elegant tiling and tasteful décor, continuing the high-quality finish seen throughout the home.

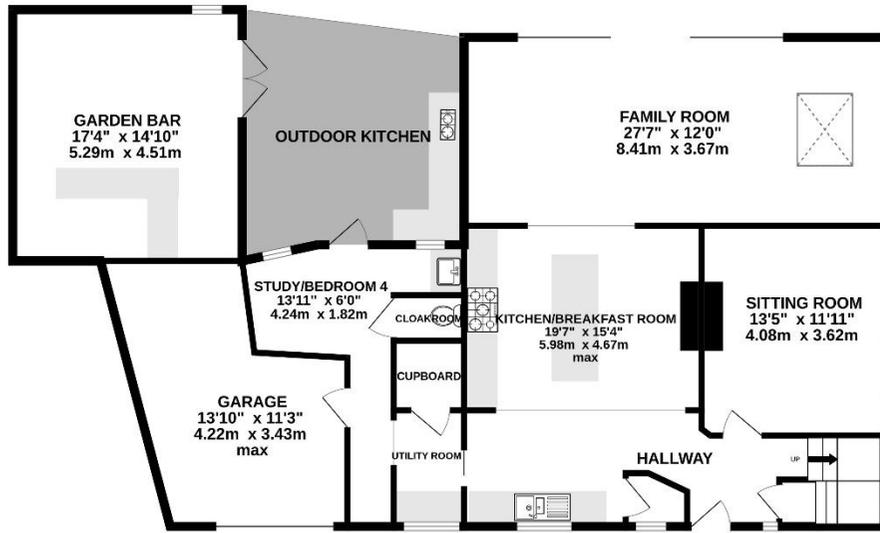
Outside The property enjoys a generous and beautifully arranged rear garden, predominantly laid to lawn and ideal for family living, with a variety of mature shrubs encompassing the space. A raised decked terrace extends from the family room, providing an excellent space for outdoor dining and entertaining, complete with a well-appointed outdoor kitchen and a superb garden entertaining room/bar, perfect for social occasions. To the front of the property there is a garage along with ample off-road parking. The property is offered with a one quarter share of the field to the rear of the garden. We understand that the previous owners purchased this land, along with other neighbours as a measure to protect the views towards the estuary from the rear of the property.

Property Information Tenure: Freehold. Council tax band: E.

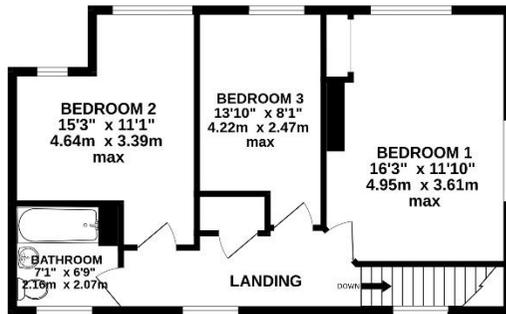
- *3/4 Bedrooms*
- *Detached House*
- *Beautifully Presented*
- *Garage & Parking*
- *Attractive Gardens & Outdoor
Kitchen*
- *Countryside Views*



GROUND FLOOR

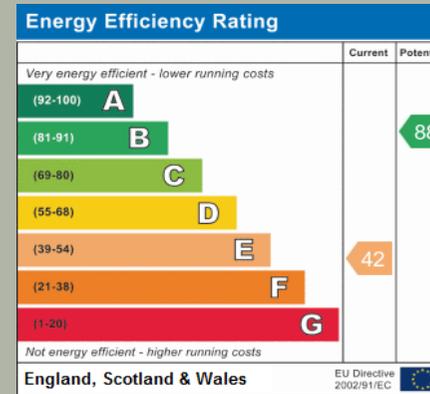


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Rating



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