



A deceptively spacious terraced family home, featuring four double bedrooms, a conservatory, enclosed front and rear gardens, and driveway parking, is situated in a quiet residential development within the picturesque Dartmoor village of Christow.

24 Smithay Meadows | Christow | EX6 7LU





PROPERTY TYPE

House



SIZE

1,424 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH

Electric Radiators



PARKING

Driveway Parking



OUTSIDE SPACE

Garden



EPC RATING

49 E



COUNCIL TAX BAND

D



in a nutshell...

- Beautiful Kitchen/Breakfast Room
- Dining Room
- Sitting Room
- Conservatory
- Ground Floor Bedroom and Shower Room
- Three further double Bedrooms
- Family Bathroom
- Enclosed Gardens
- Driveway Parking





the details...

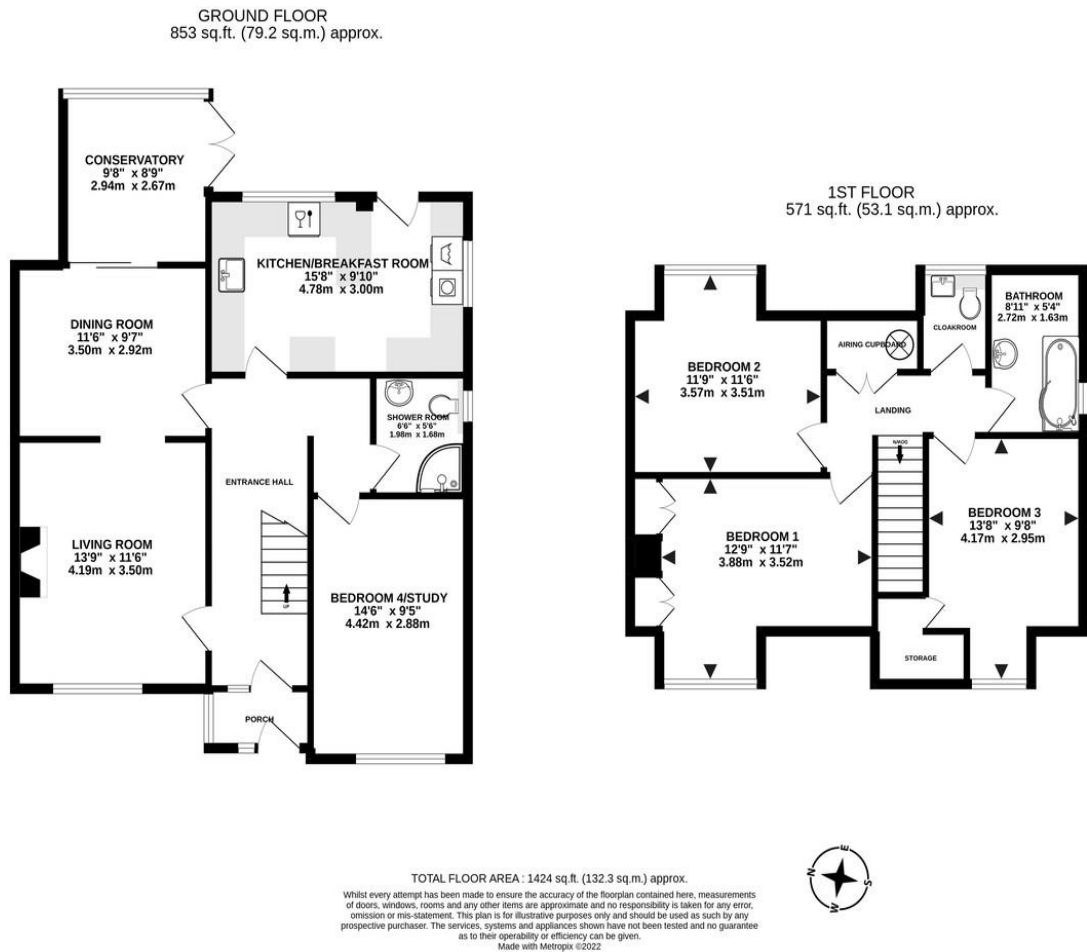
Upon entering, a porch leads into a welcoming hallway, where a staircase ascends to the first floor. The generously sized living room benefits from ample natural light through a wide front-facing window and boasts a living flame LPG gas fire, serving as an attractive focal point. This space seamlessly flows into a separate dining room, offering plenty of room for six to eight guests, ideal for dinner parties or family gatherings. French doors open into a delightful conservatory with underfloor heating, providing a bright and inviting additional reception area. The spacious kitchen/breakfast room features a tiled floor with underfloor heating, expansive solid-granite worktops-including a breakfast bar for casual dining, and a comprehensive range of base and wall cabinets, ensuring ample storage. A butler sink with a mixer tap and flexible rinse nozzle complements the space. Integrated appliances include a washing machine, tumble dryer, and dishwasher, with designated space for a range cooker and a fridge/freezer. A back door provides access to the rear garden. Also on the ground floor, a bright double bedroom/study is perfect for home working. This room is serviced by a modern, fully tiled shower room, equipped with a corner shower, a basin, a hidden-cistern WC, a heated towel rail.

Upstairs, three additional well-proportioned double bedrooms benefit from dormer windows that allow abundant natural light. One bedroom includes built-in wardrobes, while another offers stunning views over rooftops toward the rolling Devon countryside. The main bathroom is fitted with a P-shaped bath, an overhead shower with a glass screen, and a hand basin. A separate cloakroom houses a hidden-cistern WC and a vanity unit, along with ample storage space.

The low-maintenance rear garden is fully enclosed, providing a safe environment for children and pets. A paved terrace and a gravelled area, bordered by timber fencing, create a private outdoor retreat ideal for alfresco dining or social gatherings. A large timber shed offers additional storage and electric. At the front, a sloping tarmac driveway accommodates parking for two cars, with extra storage space to one side beside a level lawn. An enclosed paved terrace with feature lighting, positioned directly in front of the property, is perfect for entertaining. South-facing, it enjoys extended hours of summer sunshine, making it an inviting outdoor space.



the floorplan...



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the location...

Christow is an attractive village set high in the Teign Valley close to the Kennick and Tottiford reservoirs and has breathtaking countryside all around. It is a former mining area - tin, silver, copper and manganese all mined locally. It has a thriving community with a local Primary School, local pub, a Community Shop and Doctors Surgery.

Shopping

Pint of milk: Christow Community Store 0.5 mile
Town centre: Bovey Tracey 8.3 miles
Supermarket: Lidl (Bovey Tracey) 8 miles
Exeter: 10.1 miles

Relaxing

Beach: Teignmouth 14.4 miles
Park: Riverside Valley Park 10.2 miles
Golf Course: Stover 8 miles

Travel

Bus stop: (Wet Lane) approx. 210 ft
Train station: Newton Abbot 10.9 miles
Airport: Exeter 16.8 miles

Schools

Christow Community Primary School: 0.2 mile
Bovey Tracey School: 8.5 miles
South Dartmoor Community College: 13.8 miles
Stover: 9.5 miles
Please check Google maps for exact distances and travel times.

Property postcode: EX6 7LU

how to get there...

Travelling from Plymouth to Exeter on the A38 take the junction sign posted Chudleigh and Teign Valley. At the end of the slip road turn left and next right onto the A3193 Teign Valley Road. Continue on this road for approximately 5 miles and ignoring the first sign to Christow, take the next turning left sign posted to Christow and the Artichoke Inn. Proceed on this road passing the church and continue until you pass the Artichoke Inn on your left bear right, continuing on Village Road and into Wet Lane. Proceed on Wet Lane and take the 1st left into Smithay Meadows, the property is on the right hand side.





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