



Netherton Vine

Drewsteignton, Exeter, Devon EX6 6RB

RENDELLS

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Guide Price £850,000

A four/five bedroom Grade II listed thatched house of character on the outskirts of this popular Dartmoor village. Offered in excellent internal condition and sitting within a plot of approx 1.80 acres with outbuildings, stable, paddock, gardens and generous parking.

- **Grade II listed thatched house of character.**
- **Edge of village location bordering open fields.**
- **4/5 bedrooms all with character beams.**
- **Stable, Stores, and Workshop.**
- **Level Gardens including an outside Kitchen with excellent views, croquet lawn, orchard & paddock.**
- **Plot extending to approximately 1.80 acres.**

Chagford 4 miles, A30 dual carriageway 4 miles, Exeter City Centre 15 miles.

Exeter St Davids mainline train station 14.8 miles. Exeter International Airport 22 miles approx.

Situation:

Located on the outskirts of this popular Dartmoor village, it is within a short walk of the main square with its community run pub, The Drewe Arms, and 15th century Grade I listed church. The local beauty spot of Fingle Bridge is within walking distance of the village and is a wonderful place to sit and enjoy the local countryside or set out on some of the walks available nearby. Castle Drogo, the last castle to be built in England, is also situated on the edge of the village.

The A30 dual carriageway is 4 miles to the north, giving access to the beaches of Cornwall in the west and the Cathedral City of Exeter in the east with a wide variety of amenities and providing access to the M5, mainline railway and international airport.

Description:

Netherton Vine is believed to date back to the early or mid 1800's and offers a versatile Grade II listed two storey cob and stone family home under a thatched roof. It was partly rethatched in 2019 (approx 50%) and has been improved by the current owners to offer spacious 4/5 bedroom accommodation with a delightful family farmhouse kitchen at its heart.

Externally it sits on a plot of approx 1.8 acres combining a number of private and secluded areas that incorporate an outside kitchen and entertaining area, attractive courtyard, croquet lawn, outbuildings and paddock, both providing seating areas and the potential for some minor equestrian use.

Accommodation:

An attractive wrought iron gate leads into a walled cottage garden to the front of the house. From here there are two timber doors providing access into the house. The main Hallway has timber panelling and beams and was formerly used as a dining room. It provides access to most of the ground floor rooms including a w/c and separate Boot Room. The main Sitting Room is located just off with further timber beams and an attractive granite fireplace housing the woodburner for those colder winter nights.

The heart of this family house is undoubtedly the spacious farmhouse kitchen with further character beams, work units housing an integrated dishwasher, integrated fridge and an electric Aga. A scullery/utility is accessed from here providing further kitchen units including an electric hob and oven and space for upright fridge and freezer. Store cupboard housing the hot water tank.





Accommodation (cont.)

Also accessed from the kitchen is a good sized bedroom which could potentially also provide a spacious office or another reception room depending on needs.

There are two separate staircases rising to landings on the first floor, one from the Kitchen Diner and the other from the main Hallway. All four double bedrooms on this level benefit from character beams and views towards the surrounding countryside with one having a delightful vaulted ceiling and another with a dressing room off, located through a Gothic arch. There are two modern white bathroom suites (one with additional shower cubicle) and a separate shower room.

Outside

From the council road the gravelled entrance opens into a generous parking area with allocated parking for four vehicles. There are further parking spaces for the two attached neighbouring cottages who also enjoy a right of way to access their own properties and parking. Due to the layout of these areas this does not impinge at all on the feeling of privacy you have from the property.

All garden areas are extremely private and do not feel overlooked by any neighbouring properties. They also enjoy excellent views over the surrounding countryside with the exception of the walled courtyard.

Within the parking area is a timber building with a modern corrugated roof which is divided into a number of storage sheds, some of these are currently rented to neighbours but belong to Netherton Vine.

From the parking area, the drive continues up with topiary and climbing roses to the side and accessing through a wrought iron gate the walled courtyard garden to the front of the house with a number of terraces and sunken areas with low box hedging.

A further wrought iron gate leads to a level lawned garden with further topiary and hedging with a desirable outdoor kitchen with light, power, and water connected and with an entertaining area overlooking the attractive fields adjacent. This is an ideal entertaining area for the warmer time of the year.

Continuing on a five bar gate opens into an orchard area with two outbuildings.

Workshop/Games Room (8.76m x 3.62m) is currently used as a gym and skateboarding area with ramps but has potential to improve subject to any necessary consents. Light and power connected.

Stable/Store. Divided into two areas with the Store (2.98m x 2.64m) and Stable (3.34m x 2.98m). Lights connected.

A sunken croquet lawn is surrounded by well stocked herbaceous borders with a rill leading to steps up to a further seating area overlooking the lawn and fields beyond.

The remainder of the grounds comprise a large gently sloping paddock with some native trees and towards the lower end a couple of spring fed natural ponds/bog gardens.

The total plot including the house itself extends to approximately 1.80 acres.





General Remarks & Stipulations:

Tenure:
Freehold with vacant possession.
Land Registry Title: DN495646

Council Tax:
Band D (£2,400.80 for 2024/25)

EPC:
TBC

Services:

Mains Electricity. Mains water on a meter. Mains drainage.
Oiled fired central heating system from boiler and radiators. Secondary woodburner located in Sitting Room .
Superfast broadband available up to 80mbps (Source Ofcom)

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600
Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Access:

The property enjoys its own access from the council road. A right of way exists for the two neighbouring cottages to access their own properties from the driveway. They also have a right of way to access their parking spaces in the gravelled parking area.

Environmental Stewardship Schemes:

The land has not been registered with the Rural Payments Agency. It is not in any Environmental Stewardship schemes.

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

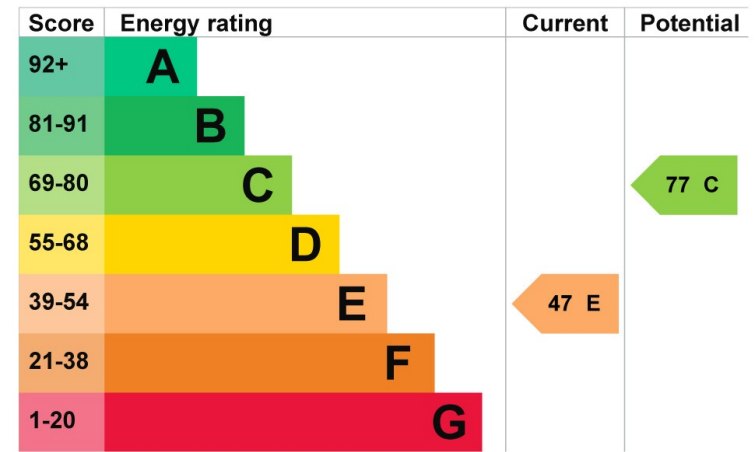
Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277

Directions:

From Exeter take the A30 westwards towards Okehampton. Take the exit signposted to Cheriton Bishop and Crockernwell. Proceed through Cheriton Bishop and into Crockernwell. Just before leaving Crockernwell take the left turn signposted to Drewsteignton and Castle Drogo. Continue on this road and as you climb the hill into Drewsteignton take a left turn into Netherton Vine with the driveway situated just before the house itself and signed.

From Chagford take the B3206 to Easton Cross then turn left on the A382 heading northwards. After 2.2 miles at Sandy Park crossroads take the right hand turn towards Drewsteignton. Follow the road for 2 miles and continue into the centre of Drewsteignton. Cross the main square and proceed down Netherton Hill and as you go round a right hand bend the property will be the second driveway on the right hand side.

What3Words: storybook.hugs.dentistry





176.8m

Netherton Vine

Ponds

Gardeners
Cottage

GP

LB

Netherton House

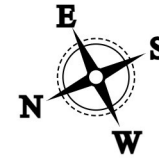
Track

189.6m

Pond

0m 15m 30m 45m

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