



Lady House

Drewsteignton | Devon | EX6 6QU

**STUART
OLIVER**
RESIDENTIAL

Property Location

EX6 6QU

A wonderful grade 2 listed four bedroom end of terrace property full of character and charm dating back to 1542, and located in the centre of the popular village of Drewsteignton. The property has three separate reception rooms and a kitchen/diner. The gardens are a delight and directly back onto open fields.

Drewsteignton is a charming village set with the Dartmoor National Park with amenities including the recently reopened community run public house, The Drewe Arms, a Parish church, a weekly post office service and access to many countryside walks. A school bus service runs from Chagford Primary School and Okehampton College. Approximately a mile away is the wonderful riverside Fingle Bridge Inn offering riverside walks and refreshments by the River Teign. The A30 dual carriageway is approximately 5 miles away and gives access further west to Cornwall or east to Exeter (approx 12 miles) which in turn gives access to the M5 motorway.

- Four bedrooms
- Central village location
- Three separate reception rooms
- Spacious kitchen/diner
- Full of character with exposed beams
- Family bathroom and ensuite shower room
- Three out buildings
- Fabulous gardens
- End of terrace
- Conservation area

In the sellers' words –

‘Lady House has been our wonderful family home for twenty-one years and we have many happy memories here. It's a house for all seasons. Cosy and warm by the fire in winter, cool and inviting in summer with a gentle breeze blowing in through open doors and windows. A glorious garden to relax in and watch the butterflies and birds with beautiful rural views all around.’





Upon arrival, you'll be impressed by the property's central location in the pretty village of Drewsteignton. A flat walk through the beautiful churchyard separates the property from the village Square where you will find the community owned heritage pub, The Drewe Arms.

Once inside this Grade 2 listed home, you are greeted by a lovely entrance hall currently being used as a study due to its generous size. To the rear is a wc. From the entrance hall / office, a door leads to the main reception room with a stunning granite fireplace and wood burner within. There are pleasant views to the front and rear and a staircase to the first floor. From the reception room, an inner lobby with doors leads to the second reception room with views to the front. A further staircase leads to the main bedroom and bedroom two on the first floor. The spacious kitchen / diner is accessed by three steps leading down from the lobby. This lovely room at the heart of the house features a bespoke kitchen with granite work surfaces, a two door electric Aga in cream, a separate fan oven and built in fridge and dishwasher. From the kitchen a wide door leads to the garden and outbuildings.

From the main reception room stairs rise to the spacious first floor landing where there are doors to three of the four bedrooms and the family bathroom. The third and fourth bedrooms are a great size and offer pleasant views to the front. The family bathroom is a good size and has a window to the rear. The bathroom has a three piece white suite including a panel enclosed bath, a wash hand basin and a wc. The second bedroom has a large, built-in airing cupboard with shelving. This bedroom has a front and side aspect offering a window seat with lovely views over the neighbouring Drewsteignton Church and beyond towards the village square. From the second bedroom there is a door to a second staircase which leads down to the ground floor inner hall and across to the main bedroom. The main bedroom has lovely views over the rear garden and the fields beyond. This bedroom has a built in hanging cupboard and a door to the ensuite shower room which has a shower cubicle, wc and a wash hand basin.

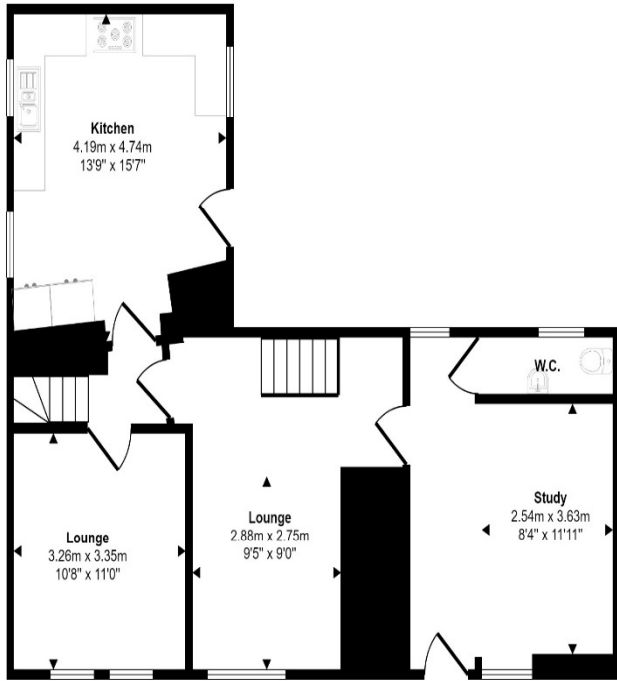
Outside there are outbuildings which include a wood store, tool shed and a two storey studio / storage space (this was an artist's studio for previous owners). The fourth out building is a spacious storage/utility room with space and plumbing for a washing machine, tumble dryer and houses the oil fired boiler. There is a stainless steel sink unit with drainer and hot and cold running water, this unit has storage cupboards below.

The rear garden is a delight and is mainly lawned with a varied range of flower beds and borders full of mature plants, shrubs and wild flowers. Furthermore there are three large raised vegetable beds which are surrounded by lawned areas. There are several mature trees to offer welcome shade during the summer months and the whole garden backs onto an open field offering open countryside views to the North. The garden has a greenhouse and a further timber children's playhouse. The rear garden has a side five bar gate allowing for parking to the rear if desired.

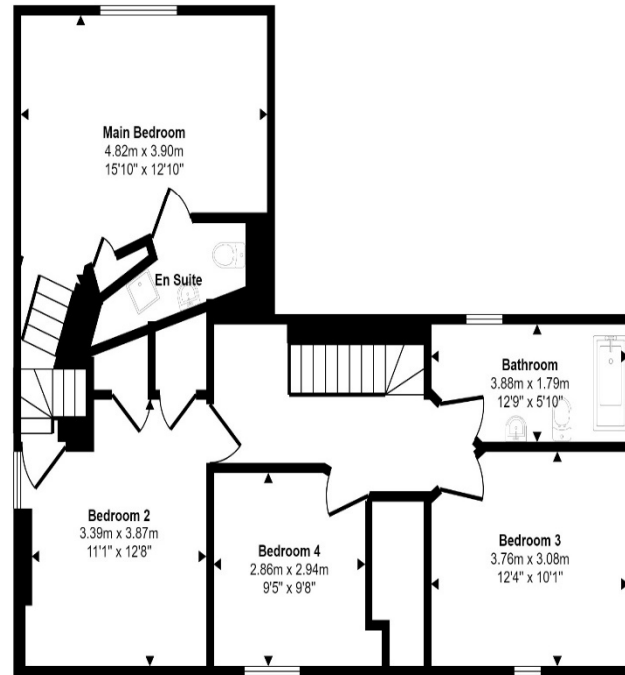




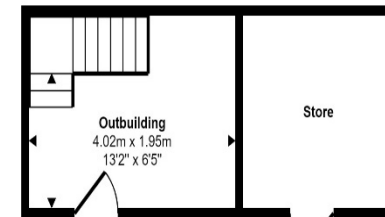




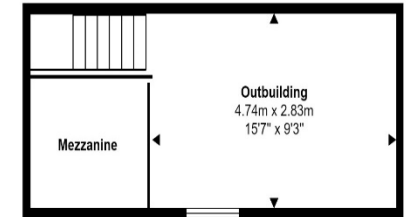
Ground Floor



First Floor



Outbuildings



Outbuildings

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Band E
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E			
(21-38) F		36	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property



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