



Charisma Cottage

Drewsteignton | Devon | EX6 6QR

STUART
OLIVER
RESIDENTIAL

Property Location

EX6 6QR

A lovely four bedroom thatched family home full of character and charm. The property has been sympathetically extended and updated by the current owners offering a delightful blend of modern and old. The property is Grade 2 listed and enviably situated just off the village square. No onward chain.

- Delightful four bedroom family home
- Full of character and charm
- Grade II listed
- Sympathetically extended and modernised
- Bathroom and wetroom
- Spacious formal reception room
- Fabulous rear garden room
- Kitchen/diner and separate utility
- Generous gardens
- Double garage with first floor area

Situation

Charisma Cottage enjoys a prime position just off the historic village square in the charming and much-loved village of Drewsteignton. At the heart of the community is the thriving, community-owned Drewe Arms—a beautifully preserved pub that serves as a true hub for village life, offering a warm welcome, excellent local food and drink, and a lively calendar of events.

The village is surrounded by outstanding countryside, with an abundance of walking routes right from the doorstep. Whether it's a peaceful riverside stroll through the Teign Valley to Fingle Bridge, or a more adventurous walk up to Castle Drogo, the area is a haven for nature lovers and walkers of all abilities. Drewsteignton is also conveniently located close to highly regarded local primary and secondary schools, making it an ideal location for families seeking both quality education and a rural lifestyle. Exeter, with its wider amenities and transport links, is within easy reach—offering the perfect balance of countryside seclusion and city access.

For us, Charisma Cottage has been a joyful and grounding place to call home—a characterful property in a village that combines natural beauty, community spirit, and everyday practicality.





Upon arrival you are greeted by a thatched storm porch leading into the main reception room. This is a spacious beamed room with a lovely feature fireplace with pretty tiled inset. There are two south facing windows to the front allowing ample natural light. From the reception room there is a door to the staircase and doors to the inner hallway and the kitchen/diner. The kitchen/dining room is a great size with a beamed ceiling and an exposed stone fireplace with a lovely old oak beam. The kitchen area has built in base units with wooden work tops and two matching eye level cupboards. There is a built in Belfast sink with a chrome mixer tap over, a built in electric oven with hob and space and plumbing for a dishwasher. There is also a Bio Fuel (wood pellet) range with a hot plate recessed into a charming beamed recess. From the kitchen area there is a door to the inner hallway where there are doors to the amazing rear garden room and the hobbies room/study. The recently finished rear reception/garden room is a real 'wow factor' with a large sky light and full width bi-fold doors flood this room with sunshine and light and enjoy a wonderful aspect over the rear gardens. There is a wooden floor, built in storage cupboards and a recessed study/desk area. From this room there is a door to the second kitchen/utility room which has matching base and eye level modern units, ample work surface, a two bowl sink unit with a window over, space for a fridge freezer and space and plumbing for a washing machine. There is also a built in electric hob with oven under and extractor fan over. From the second kitchen there is a door to the ground floor wet room with a wc, wash hand basin set onto a vanity unit for storage and spacious walk in shower cubicle with a monsoon shower and hand held attachment. The wet room is mainly tiled including the floor with a toughened glass section allowing views down the well. There is a heated towel rail. These last three rooms all have under floor heating powered by a wet system from the pellet bio fuel boiler and have zone controls.

From the reception room stairs rise to the first floor landing which has a large walk out window giving access to the rear roof for maintenance. The landing has doors to all bedrooms and the family bathroom. The main double bedroom is to the front and has a lovely cast iron fireplace. The second bedroom is also to the front and has built in wardrobes, shelving and a wash hand basin in the corner. The further two double bedrooms are to the front and the rear. The modern family bathroom is a super size with a matching white three piece suite including a bath with a shower over, a wash hand basin set onto a vanity unit with storage below and a wc. There is a window to the rear allowing plenty of natural light and built in cupboards one housing a modern, stainless steel hot water cylinder. There is also a chrome heated towel rail.

Outside to the rear there is a pathway leading to the outside log/pellet store and also to the two storey barn/garage which has two sets of double doors for vehicle access via a rear shared lane. The barn/garage has plenty of space as a workshop with power and light. At the rear of the workshop there is a staircase leading to the first floor loft storage area.

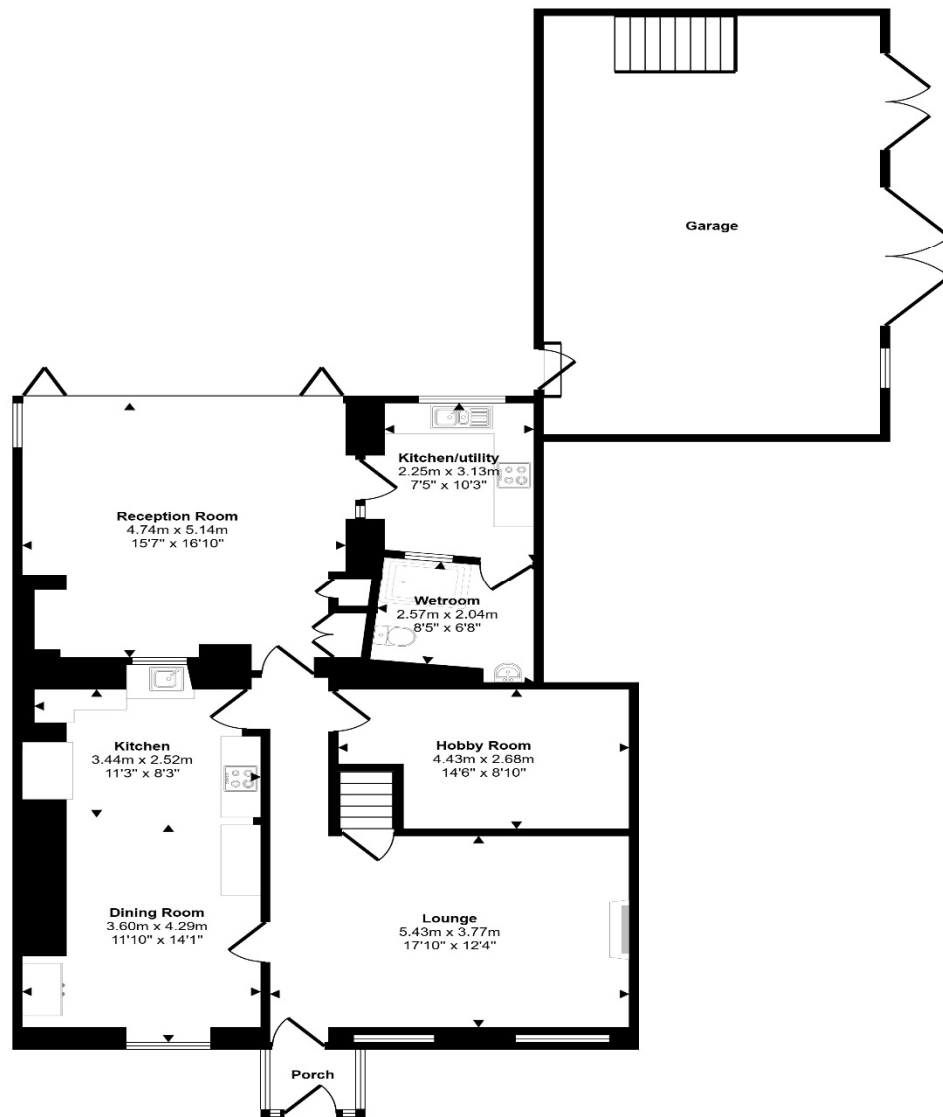
From the path a low stone wall separates the path from the main garden. The main stone walled garden is great size and a delight, it is mainly laid to lawn with pretty flower bed borders, mature trees and a further walled patio area. To the rear of the garden there is a pathway leading to the rear vegetable garden and gated access with right of way to three further outside sheds and access to the front of the barn/workshop.



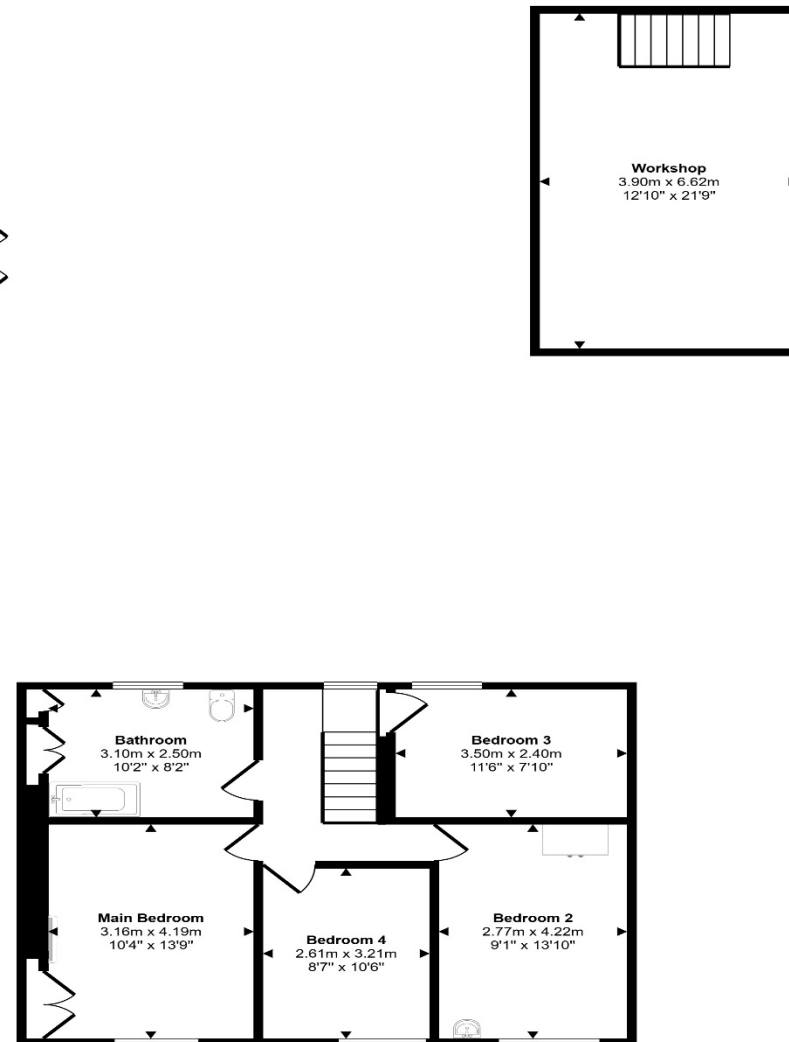




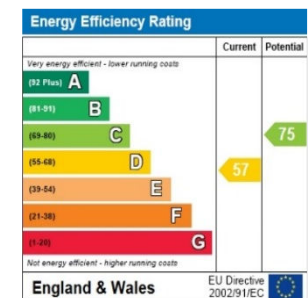
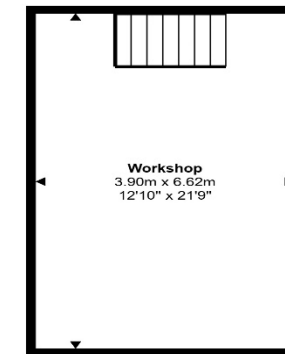
Approx Gross Internal Area
246 sq m / 2645 sq ft



Ground Floor
Approx 151 sq m / 1625 sq ft



First Floor
Approx 88 sq m / 949 sq ft



Wood Store
Approx 7 sq m / 71 sq ft

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 D
Tenure: Freehold



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