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properties



**2 Clifford Hill Cottages**  
Drewsteignton, Devon EX6 6QE

**£499,500 Freehold**





### The Property

No 2 Clifford Hill Cottages is one of a pair of cottages located in an exceptional setting surrounded by 344 acres of tranquil Fingle Woods joint owned by the Woodland Trust and National Trust above the River Teign. The cottages were built in 1893 as part of the Lord Hambleton Estate, solidly built of granite with slate roofs, red brick quoin detailing and have great character. No 2 has just finished undergoing a total refurbishment to transfer it into a delightful home with contemporary features to compliment the original character. The cottage has new double glazed UPVC windows and has been rewired, replumbed and has a new air source heat pump efficiently providing the heating and hot water. The ground floor has underfloor heating throughout under a beautiful insulated limestone floor and there is a woodburning stove for added warmth and comfort. A new Shaker style kitchen with oak worktops has brand new fixtures and fittings and there is a new ground floor WC in addition to a new fully fitted contemporary bathroom on the first floor. French doors from the kitchen/dining room open out to a delightful courtyard to the rear enclosed by granite walls and a charming granite outbuilding in a matching style to the cottage. The cottage has a beautiful garden of approximately 0.29 acres/0.117 Ha with views into and beyond the woodland surrounding it. For anyone interested in an immaculately presented character cottage who loves to connect with nature in a peaceful and quiet setting, Fowlers would very strongly advise viewing.



### Situation

Located in the Woodland Trust owned Fingle Woods above the beautiful River Teign, this charming cottage enjoys views to the surrounding woodland and beyond and yet is only a 10 minute drive to the A30 dual carriageway and about 12 miles to the Cathedral City of Exeter. The nearby Dartmoor settlements of Moretonhampstead, Chagford and Dunsford are all equidistant at about 3 miles away with an excellent variety of day to day and specialist shops, pubs, restaurants, cafes, schools, libraries, vets and good sports facilities. There are woodland and riverside walks, moorland access and nearby wild swimming in the River Teign within walking distance of the cottage. This position offers great opportunities to explore the Dartmoor National Park.

**Services** Mains electricity, private water supply, septic tank drainage.

**Council tax band** Band C

### Directions

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From Exeter take the A30 dual carriageway to the Cheriton Bishop junction and drive into Cheriton Bishop turning left by the old oak tree next to the pub on the left. Take this lane for about 1.6 miles and at the cross roads turn right to Clifford Bridge. After about a mile you will come to the cross roads at Clifford Bridge. Drive straight across and over the granite bridge and up the hill. 2 Clifford Hill Cottages is on the right after about half a mile and just above the cottage on the hill is the gated access to the new parking area.

### Entrance

From the lane at the front of the cottage, a gate in the picket fence leads into the front garden which is laid to grass. A path leads to the delightful slate roofed canopy porch which is supported on painted timber uprights on a red brick plinth. The panelled front door within the porch has two glazed panels. A path with a retaining granite wall leads from the front garden along the flank of the cottage to the garden at the rear.

### Entrance hall

A coir matwell sits just inside the front door (with adjacent double panel radiator) and the remaining floor (all with underfloor heating) is laid to limestone. A staircase to the first floor has open painted balustrades and space under the stairs available for storage. There is a pendant light point and original stripped pine ledge and brace doors to the downstairs w.c. and sitting room.



- A charming granite built 1893 semi detached cottage in a secluded and quiet setting amidst the beautiful Fingle Woods
- Large sunny garden with mature fruit and specimen trees and off lane parking for 3-4 cars
- Tastefully refurbished and improved accommodation throughout
- New air source heating and underfloor heating throughout the ground floor
- New double glazed windows throughout
- Entrance hall and ground floor cloakroom
- Sitting room with woodburner stove and limestone floor
- Kitchen/dining room with limestone floor and newly fitted kitchen
- Two double and one single bedrooms and upstairs newly fitted bathroom
- Enclosed granite walled courtyard and outbuildings
- Approximately 0.29 acre/0.117 ha garden with additional outbuilding

## W.C.

A newly fitted cloakroom comprises a low level w.c., a matching wash hand basin with chromed mixer tap, an obscure glazed upvc double glazed side window, a ceiling light, a wall mounted dual fuel heated towel rail and a limestone floor with underfloor heating.

## Sitting room

This bright room has a new upvc double glazed window and views across the lane to the surrounding woodland. The limestone floor has underfloor heating and there is a wall mounted thermostat to manage the zone, a carbon monoxide detector and a pendant light point. Set into the brick framed fireplace and sitting on a stone paved hearth is a new woodburning stove with a lined flue. A broad opening to the kitchen/dining room allows a double aspect to both rooms and good natural light. The beautiful flooring runs throughout and beyond into the kitchen giving a feeling of spaciousness.

## Kitchen/dining room

The bright dining space again has underfloor heating and its own wall mounted thermostat to manage the zone. There is ample space for a dining table and chairs. Wide double glazed French doors open outwards onto the rear courtyard with timber deck exterior steps out and down into the charming courtyard giving easy opportunity for alfresco dining and access to the garden. The kitchen has two double glazed upvc windows with charming views to the courtyard at the rear and the large garden to the side. The U shaped configuration of kitchen units provides a good functioning kitchen arrangement fitted with plenty of drawers and cupboards and work surface area. The shaker style base and wall cabinets have grey doors and drawers and thick light oak worktops with an inset composite single drainer sink. Integral to the kitchen is a fitted under counter electric fan oven with grill, an induction hob with stainless steel and glass cooker hood with lighting above. There is an integrated slimline dishwasher and a blanked off space with matching base unit door ready to take a washing machine as well as a space at the end of the run to take a full height fridge/freezer. There are eight LED ceiling downlighter throughout the kitchen/dining space, ample power points and the consumer unit and electric meter are concealed within a wall mounted cabinet.

## First floor landing

The staircase rises to the first floor landing where there is a double glazed side window, a pendant light point, a new single panel radiator, original stripped pine ledge and braced doors to all rooms and an access hatch to the insulated loft void. Stairs, landing and all bedrooms have brand new 100% wool carpet in oatmeal colour.

## Bathroom

A well designed bathroom with a upvc double glazed window looking out on to the woods An all new white suite comprising a built in chromed thermostatic shower over a bath with ceiling height tiled splash back and a folding glazed screen. The pedestal wash hand basin has chromed taps, there is a low level w.c., a grey heated dual fuel towel rail, an extract fan, a ceiling light and a limestone tiled floor.

## Bedroom 1

This front facing double room looks across to the woods where deer can often be observed. It has an original decommissioned cast iron grate with painted surround and mantle and a slate hearth, a upvc double glazed window, a pendant light point and a new double panel radiator and new carpet.

## Bedroom 2

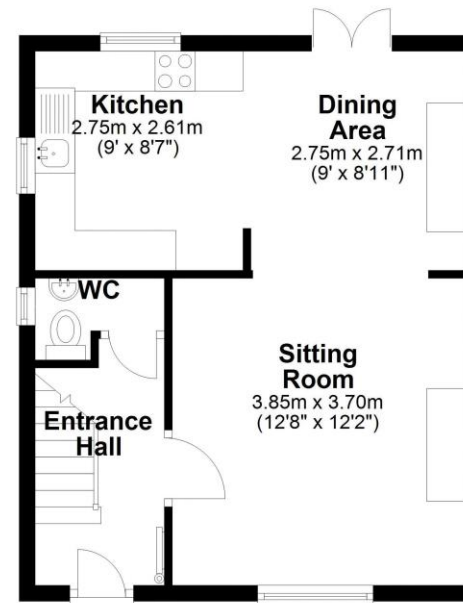
A rear facing double room with views of the garden and the Teign valley beyond. It has an original fireplace as bedroom 1, a upvc double glazed window, a pendant light point, a new double panel radiator and new carpet.

## Bedroom 3

A rear facing single room again with views of the garden and the Teign valley beyond. It has a upvc double glazed window, a pendant light point and a new single panel radiator and new carpet. There are fitted bookshelves and a large cupboard to conceal the large highly insulated V-Cyl hot water cylinder, pipework and pump.

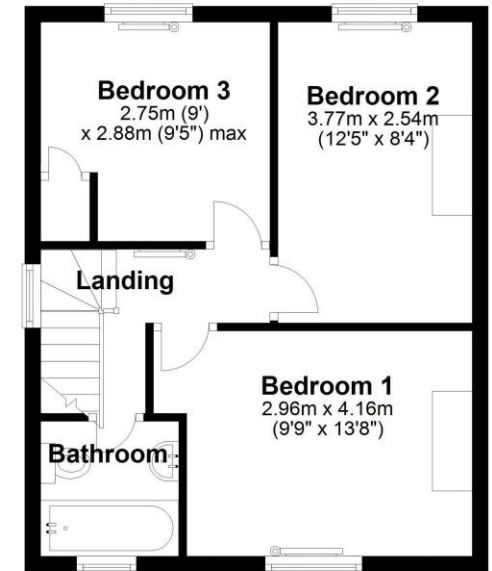
## Ground Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 74.0 sq. metres (796.9 sq. feet)

## Exterior

Mounted at first floor level on the side of the cottage is the LG Therma V air source heat exchanger which runs the central heating. A path leads down the side of the cottage to a gated enclosed rear courtyard (20'10" x 20'6"/6.36m x 6.25m) which is granite walled with a concrete base offering a secure enclosed space for a dog or small children. There are steps down from the French doors into this space, an exterior lamp and access to the row of three granite sheds.

## Sheds

Water plant shed (8'7" x 2'11"/2.61m x 0.89m) is fitted with the full water filtration plant including a filtration cylinder, cotton filter and UV filter. Store Shed 1 (8'9" x 6'7"/2.66m x 2m) has a concrete base, space for shelving and a light. Stores Shed 2 (7'6" x 7'/2.28m x 2.13m) has rendered walls with a light, power point and a rear window.

## The garden

This lovely garden extends to 0.29 acres/0.117 ha. and is a delightful spot set in the midst of these lovely, peaceful woods. It has a gentle gradient and is mostly laid to grass with hundreds of spring bulbs and flowers, many flowering shrubs such as Camelia and rhododendron and a wide variety of trees including Acer, Fig and Magnolia and fruit trees. The garden is deer proof fenced and has a permitted pedestrian gate at the lower end which leads directly into the Beech woods and the river beyond. It is possible to walk directly from the bottom of the garden out into the woods and all the way along the river to the pub at Fingle Bridge without crossing a road. Behind the courtyard and granite sheds there is a space that would work well as a vegetable garden. Also located in the garden is a large framed shed measuring 30' x 15'10"/9.14m x 4.14m with a further attached timber shed measuring 17'11" x 6'/5.46m x 1.82m. These buildings offer good garden storage and great potential for a variety of future possible uses.

## Parking

A double gated access leads from the lane to a gravelled parking area for 3-4 cars together with an area for turning.





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