



Webberton Cottage  
Dunchideock | Exeter | Devon | EX2 9TY

# WEBBERTON COTTAGE



*A captivating and unlisted country residence which has been extensively and sympathetically modernised to an exceptional standard, whilst preserving and enhancing its period charm and character. Set in an enchanting and tranquil gardens of 2.35 acres with outstanding rural views, Webberton Cottage is a truly exceptional country home.*





# KEY FEATURES

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As you enter the property, you are greeted with beautifully tiled flooring and a light filled space, which leads to the ground floor reception rooms. The dining room has ample space for a dining table, chairs and a sofa, taking advantage of the striking fireplace with wood burner. There is also a charming window seat which looks out over the gardens and beautiful views.

One step up connects this room to another large and open plan reception room, with its own fireplace and wood burner. A window frames the beautiful far-reaching view from this cosy spot.

An inner hall leads to the bright triple aspect kitchen with French doors that allow social gatherings to spill out onto the gardens. This thoroughly considered room has plenty of space for a large breakfast table with a view of the garden. A Belfast style sink has a window which looks out over fields to the front. The kitchen incorporates an integrated larder fridge, a freezer and dishwasher, and plenty of built in storage with granite worktops. There is also an ever-popular Everhot oven with induction hob.

Also on the ground floor is a downstairs cloakroom and a great sized study, which also enjoys its own fireplace and wood burner, with views of the garden. There is also a boot room with laundry facilities and its own access to the garden.

















# SELLER INSIGHT

“ As soon as we saw Webberton Cottage we fell in love. We had been searching for a thatched period home, however most of the properties we had seen were dark, low ceilinged and listed. Webberton cottage has plenty of light, spacious bedrooms, and a large entertaining space which we enjoy often with our friends and family. It has a wonderful charm with the most amazing and enchanting garden with little wooden bridges over babbling streams and a pond. We saw the potential straight away for creating our dream home.

The magnificent country views reminded us of the Yorkshire Dales with a series of hills and vales which greet the skyline. We thought it was lovely that although we knew it was there, you cannot see the city at all.

It is a wonderfully quiet and peaceful place to live, yet we have easy access to A30, A38 and M5 and are deceptively close to Exeter. When we want a longer walk than that provided by our own very lovely woodland, we can amble around the village or enjoy an invigorating walk along the bridle path to the Belvedere Tower and the many tracks of the Haldon Forest. And best yet, the countryside walk begins as soon as we step off of our doorstep!

Our best memories are of entertaining friends and family in the large yet cosy reception rooms with the added benefit of just using one of these rooms, or spreading out into both, depending on the occasion and number of guests. As the weather gets colder, we cosy up in front of the log burners. We are lucky enough to have our choice of three. We have enjoyed the space, which has not been too large for the two of us. We have been able to enjoy our own spaces within the garage, workshop and Art studio.

We will miss the garden which has provided us with so much joy throughout the seasons, with wild flowers, tree blossoms and many Rhododendron and Azalea. Often viewed with early cups of coffee sitting by the stream, listening to the songs of the birds. Or alfresco breakfasts and lunches with our choice of view from one of the numerous seating areas options. And as the evenings draw in, we warm up around a fire-bowl watching the starlit sky.

A bonus was the warm welcome we were given by the village community. A lively yet supportive group of neighbours. From events held at both the village hall and locals' nights at the hotel, there is always something in the calendar advertised in our monthly village news magazine.

Very sadly we need to move East to be closer to family, we wish we could take Webberton Cottage with us.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









## Upper Floor

The first floor is equally impressive and completed to the same high standard and quality as seen throughout the home. This floor provides access to the family bathroom and 4 bedrooms, two of which have en-suites.

The generously sized and luxurious master bedroom enjoys plenty of natural light from the two windows which look out over the beautiful garden. Two built-in wardrobes aid in providing an organised and clutter free space. A beautiful en-suite adjoins this room via two small steps and consists of a high-quality double length shower enclosure and a large freestanding bath, as well as a vanity unit which reflects the style and character of the home, plus a WC.

Bedroom two also has its own en-suite and is a spacious double bedroom adorned with its own fireplace and beautiful view. Bedroom 3 is another great sized bedroom enjoying more beautiful views of the surrounding area. The final bedroom is a large single room, which is dual aspect and contains a large and useful storage cupboard.

The expansive family bathroom is tastefully appointed, with a bath and standalone shower, WC, sink unit and heated towel rail.





















### Outside

The property is accessed via double wooden gates that open onto a gravel driveway that sweeps past the pond and to the side of the property, leading to further parking at the rear, a large double garage, car port, log store and workshop. The principal garden is one of rugged beauty, with streams and established pathways winding their way through beautiful, stepped woodland and boasts beautiful ever changing colours throughout the seasons. Specially selected specimen trees and plants have been curated during the landscaping of this beautiful garden. Elevated seating areas have been created to enjoy stunning rural views of the home and the surrounding area.

A secondary garden to the front of the property enjoys a level lawn with flowerful borders and a summerhouse, with a backdrop of far-reaching fields.

A step up from this garden leads to a patio area, perfect for entertaining and easily accessible to the kitchen via the French doors.



















# INFORMATION

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## Area Information

Nestled in the heart of Devon, Dunchideock is a quintessential village that exudes rural charm and tranquillity. Surrounded by verdant landscapes and rolling hills, this idyllic locale offers residents a serene escape from the hustle and bustle of life. Characterized by traditional architecture and a close-knit community spirit. Residents can explore scenic walks and enjoy the peaceful quiet that defines this charming village.

Dunchideock is strategically positioned to provide easy access to nearby towns and cities, ensuring residents can enjoy the best of both worlds – peaceful village life and the convenience of urban amenities. A perfect blend of rural beauty and accessibility.

## Services

Mains electricity. Private drainage. Mains water for the House and spring water utilised for the outside taps. Oil fired central heating.

We understand that the property was re-thatched in 2021.

Approximate Area = 2275 sq ft / 211.3 sq m  
 Garage = 366 sq ft / 34 sq m  
 Outbuilding = 453 sq ft / 42 sq m  
 Total = 3094 sq ft / 287.4 sq m  
 For identification only - Not to scale



Council Tax Band: F  
 Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 D
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential).  
 Produced for Steps. MSP: 100069



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. For a free valuation, contact the numbers listed on the brochure. Printed









# FINE & COUNTRY

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*We value the little things that make a home*

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FOUNDATION

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