



The Longhouse
Tedburn St. Mary | Exeter | Devon | EX6 6EQ

THE LONGHOUSE



This delightful Grade II listed 15th century Devon Longhouse is nestled in the heart of the village of Tedburn St Mary. Set on a generous, level and private plot of approximately 1 acre with beautiful views of the countryside beyond.



KEY FEATURES

Extensively re-thatched in 2018, this property has been well maintained and enjoys the added convenience of ample parking. This charming home presents excellent potential for multi-generational living.

The gated entrance opens onto a large gravel driveway with a double car port and detached garage to the side of the property. In addition to the main entrance there is a separate doorway which allows for independent access to the potential annex.

This property is brimming with well-preserved original features from its rich medieval heritage, as evidenced by an extensive archaeological survey. As soon as you enter the property, you are greeted with charming wooden beams, a traditional Plank and Muntin screen with Apotropaic markings and a beautifully arched doorway. At the end of the hallway, a rear lobby provides a practical transition space with a side door that offers convenient access to the garden.

The main reception room contains a wealth of original features that add to its charm and warmth, with wooden beams, an impressive inglenook fireplace and an original bead oven. The space is further accentuated by a beautiful plank and muntin screen. Two windows overlooking the front of the property allow in natural light.

The beautifully fitted bespoke kitchen has plenty of built-in storage, an electric Aga and a Belfast style sink. The well-designed 'L' shape provides a perfect space for a dining area with beautiful views of the garden and the countryside beyond. French doors invite natural light and provide seamless access to the garden, making it perfect for al fresco dining.

Adjacent to the kitchen is a convenient pantry, utility room, a downstairs WC and a boot room.

The snug, despite its name, is a spacious and cozy room featuring built-in storage and a large fireplace with a wood burner. With natural light from the windows, it's the perfect spot for relaxation.

The property offers fantastic annex potential, featuring a secondary front door which provides independent access to an additional spacious reception room and an adjoining study and a shower room.







CATS ARE JUST
LITTLE PEOPLE
WITH FUR COATS



SELLER INSIGHT

“Living at *The Longhouse* has provided us with cherished memories and a serene sanctuary, particularly with its village location and stunning vistas of the Devon landscape. This vibrant village has good facilities, social organisations and an excellent GP practice, whilst also providing great transport links to Exeter and the surrounding area.

The Longhouse is of historic significance with many beautiful period features. The generously sized yet easily managed gardens contain productive raised vegetable beds, a fruit cage and a super greenhouse, which have been a great hobby of mine. The driveway at the front enables off-road parking for many vehicles, allowing us to host many social and family celebrations.

It is time for us to move to be closer with family, and we wish the new owners every happiness in this much loved home.”

* 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.





A staircase provides additional access to the master bedroom, which is as full of character as the rest of the property, with a beautifully arched window and wooden beams. Built in wardrobes provide useful storage.

Adjoining the master bedroom is another room which could be used as a dressing room, nursery or study. This room can also be accessed via the spacious first floor landing, where there are two further built in storage cupboards.

There are three further bedrooms, including one featuring a freestanding rolltop bath, offering ideal convenience for guests. The property's rich history is evident in the smoke blackened timbers, highlighting its character and heritage. The first floor also houses the family bathroom with a separate shower.













Outside

The property is further enhanced by a generous sized well-maintained garden that enjoys stunning rural views, making it a rare find in the centre of the village. The substantial plot includes a level lawn with mature shrubs, plum, apple, magnolia and tulip trees, a sun terrace and paved walkways. A generous vegetable plot with raised beds and a Hartley Botanic greenhouse, adds to the charm and appeal of this unique outdoor space.









INFORMATION

Area information

Tedburn St Mary is a charming village in Devon, England, located about 10 miles west of Exeter. It features a strong community spirit, with local events and essential amenities such as shops and pubs. The picturesque countryside offers ample opportunities for outdoor activities like walking and cycling. The village is home to historical buildings, including a notable church dedicated to St Mary. Well-connected by road and public transport, it provides a peaceful rural lifestyle while remaining accessible to larger towns for additional services and education.

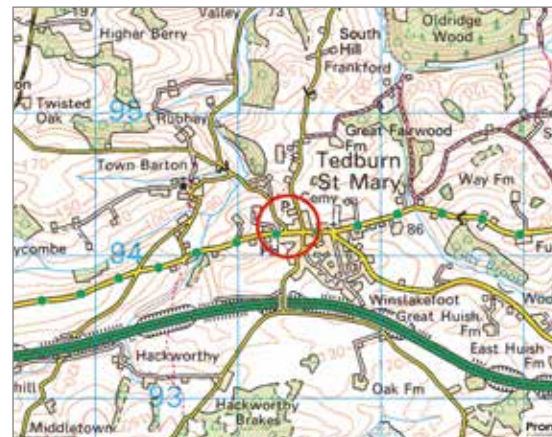
Services

Local Authority: Teignbridge District Council

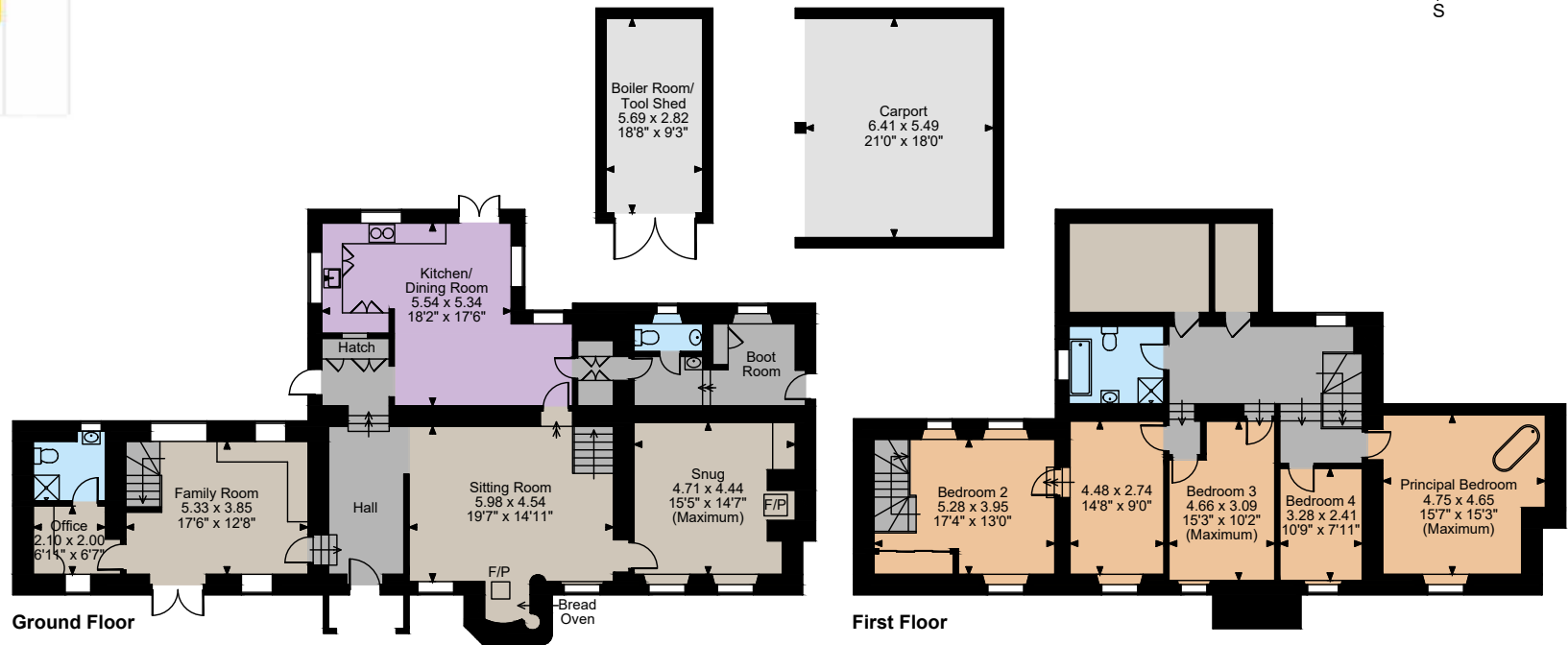
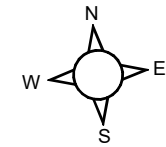
Services: Mains electricity, water and drainage. Biomass central heating system.

Council Tax: Band G

Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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We value the little things that make a home

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