



BURNT HOUSE COTTAGE

DODDISCOMBSLEIGH, EXETER, EX6 7PR

£350,000
FREEHOLD

A beautifully appointed cottage situated in the sought-after village of Doddiscombsleigh in the Teign Valley. The cottage has been recently renovated to a very high standard throughout and comprises cosy lounge with a window seat overlooking the peaceful garden to the front and impressive inglenook fireplace with an original timber lintel and wood burning stove. A stylish kitchen dining room with integrated appliances and office/garden room with wood flooring and a dual aspect, complete the ground floor accommodation. On the first floor are two bedrooms and the bathroom. Outside there are pretty gardens to the front and driveway parking.

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Description:

Burnt House Cottage is a beautifully appointed, double fronted cottage situated in the sought-after village of Doddiscombsleigh in the Teign Valley. The cottage has been recently renovated to a very high standard throughout and comprises cosy lounge with window seat looking over the peaceful garden to the front along with an impressive inglenook fireplace with wood burner and timber lintel over. The kitchen diner has recently been fitted with a range of attractive shaker style units in grey with complimentary tiling and a range of quality integrated appliances. The study/garden room is dual aspect with wood flooring and door to the garden. On the first floor there are two ample sized bedrooms and an attractive bathroom with over bath shower.

A driveway extends from the road directly to the cottage, offering off-road parking. The property boasts a charming south east facing garden, situated mainly at the front of the cottage. The garden features a combination of paved and gravelled patio areas, along with a lawn, bordered by well stocked flower beds showcasing a rich mix of all-season planting providing colour and interest year round, creating an attractive and tranquil outdoor space that complements the cottage's traditional charm.

Location:

Burnt House Cottage is nestled in the picturesque village of Doddiscombsleigh, a charming and tranquil spot set amid the stunning rolling hills of Devon's countryside. This idyllic rural setting offers both peace and seclusion, while still being within easy reach of the vibrant cathedral city of Exeter, located just seven miles distant.

The village itself boasts a strong and active community, with amenities including a historic church, a well regarded primary school, The Nobody Inn, a characterful and renowned country pub and guest house known for its fine food and extensive wine and whisky selection.

Just 1.5 miles away lies the boundary of Dartmoor National Park, an area of outstanding natural beauty and rich biodiversity. Dartmoor offers a vast and dramatic landscape for outdoor enthusiasts, and nature lovers, with an abundance of scenic walking trails, cycling routes, climbing, horse riding, wild swimming, and stargazing in some of the darkest skies in the UK.

Despite its rural charm, the location benefits from excellent connectivity. Exeter is a thriving city offering an extensive range of cultural, educational, and commercial facilities. Residents can enjoy performances at the Northcott Theatre, explore exhibitions at the Royal Albert Memorial Museum, or dine at a variety of award-winning restaurants. Shopping options include everything from boutique stores to flagship outlets like John Lewis and Waitrose.

Exeter is also known for its prestigious educational institutions, including Exeter School, The Maynard School, and Exeter College, while the University of Exeter is ranked among the top in the country.

Transport links are superb, with easy access to the M5 motorway, connecting to the A38 towards Plymouth, the A30 to Cornwall, and onwards to Bristol and London. Regular rail services from Exeter St David's station provide direct routes to London Paddington in approximately two hours. Additionally, Exeter International Airport offers a convenient gateway for domestic and European travel, making this an ideal location for both local and international connections.

Tenure: Freehold.

Council Tax: Band D.

Local Authority: Teignbridge Council.

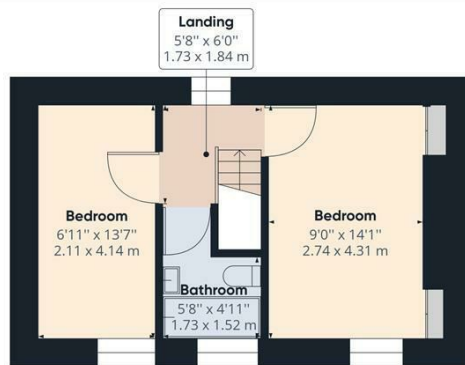
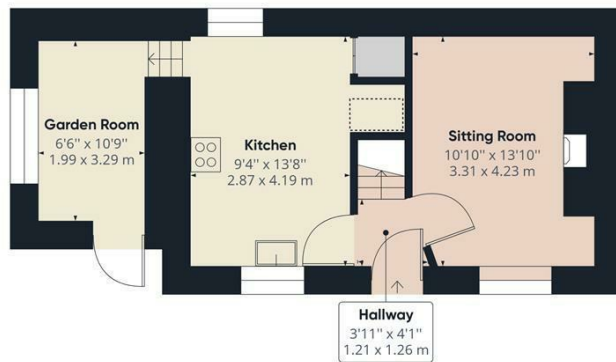
Services: Mains electricity, water and drainage.

Electric heaters.

Rights of Way: There is a historic right of way across the property's driveway to access a well in the neighbouring property which is now no longer in use.

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Approximate total area⁽¹⁾685.63 ft²63.70 m²

Reduced headroom

6.30 ft²0.59 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>52</p>	<p>75</p>
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	