



THE STABLES, RYDON FARM Superb Chain Free Home & Equestrian Property
GUIDE PRICE **£700,000** TRUSHAM nr CHUDLEIGH

MILLER TOWN & COUNTRY
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The Stables

- » Impressive CHAIN FREE Equestrian Property
- » Characterful 4 Bed Converted Barn
- » 6.9 Acres in Total
- » Sizable Timber & Block Barn w/ Loose Boxes
- » 40 m x 20 m Riding Arena
- » River Teign Tributary Frontage
- » Spectacular Teign Valley Views



The Property

This property has so many elements: a characterful 4 bed barn conversion, an enormous block and timber framed barn with 4 loose boxes, tack room and stores, a 40 m x 20 m arena and 6.9 acres in total. The property is part of Rydon Farm, which comprises 5 homes and extensive acreage overlooking the Teign Valley. The residences were converted from former farm buildings, and the entire site was developed with equestrian use in mind, with each home having its own barn and acreage. The property is reached via an approximately 0.75 mile tarmac private driveway, and the setting slowly unfolds as you approach the home: rolling hills above the Teign Valley with the picturesque Grade I listed Canonteign Manor nestled in the distance. The property is an ideal blend of a rural location with easy access to the cathedral city of Exeter's amenities.

Accommodation

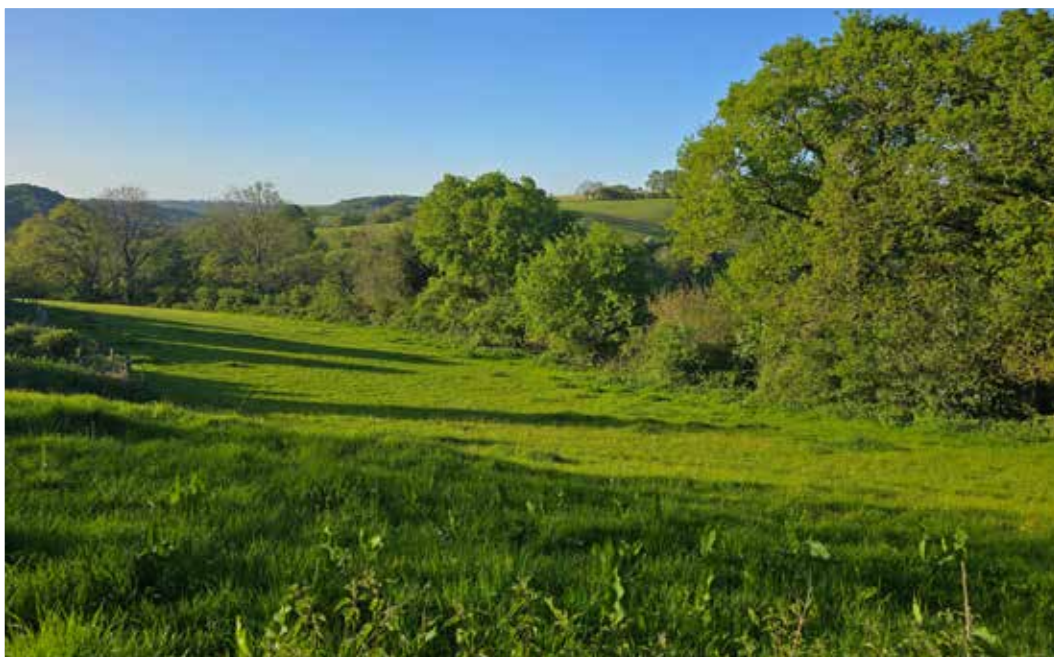
This imposing granite and brick home is a converted former stable, and it features a reverse living arrangement. The property is entered via a stable door that opens into a practical porch / boot room and on to a central hallway. To the left is a triple aspect sitting room with beamed vaulted ceilings and a stylish wood burner, perfect for cool winter evenings. To the right is the farmhouse style kitchen with a range, and the kitchen sink has breathtaking views over the Teign Valley. Between the sitting room and kitchen is a bedroom that can also be used as an additional reception room, with an en suite shower room. Downstairs are three well proportioned double bedrooms, two of which have built-in wardrobes, and the family bathroom. The home feels warm and inviting and has clearly been cherished by the owners for the nearly 20 years they have lived here. During their time, the owners have replaced the roof and boiler.





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Outside

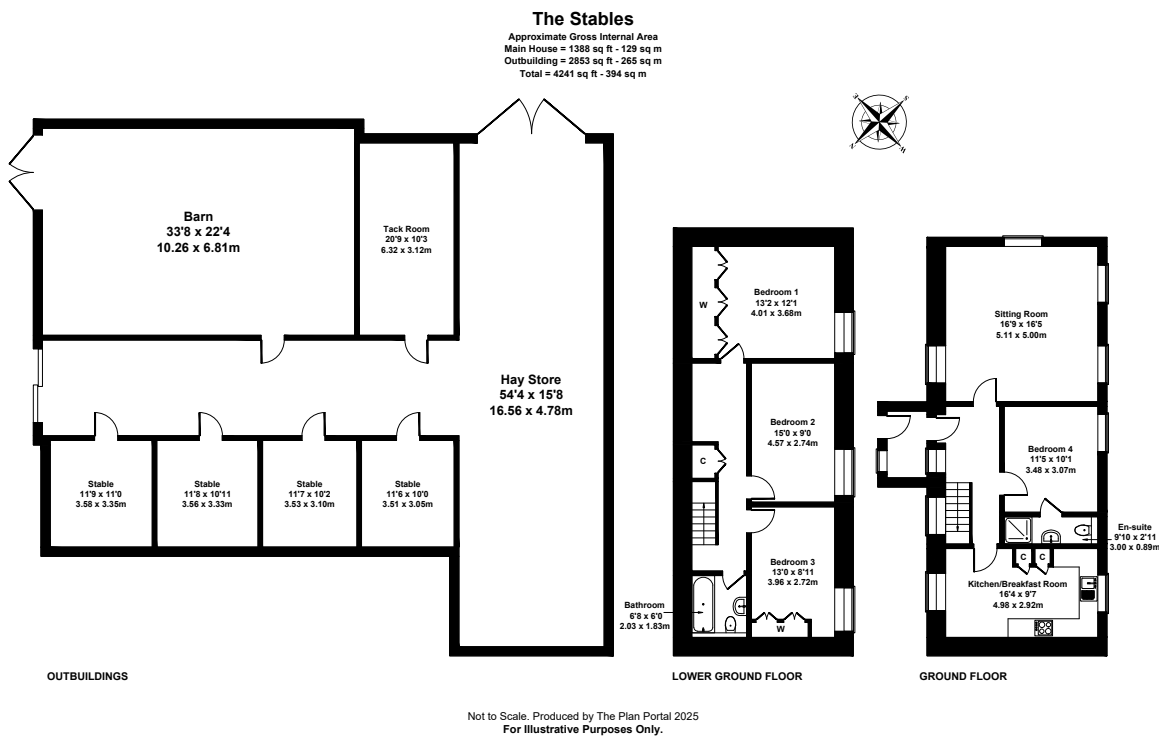
The house occupies a plot of approximately 0.2 acres which includes front, rear and side gardens. The lawned front garden has a range of mature ornamental border plantings and a beech hedge and the adjacent side garden is currently kept as a wildflower meadow to encourage pollinators. To the rear is a southwest-facing patio area that provides a wonderful spot to relax at the end of the day and enjoy the sunset. Your garden gate opens onto the drive, and just across is a private parking area for numerous cars just outside of the approximately 2,850 sqft barn. The barn is of block and timber framed construction and was reroofed by the current owners using insulated roofing materials to eliminate condensation. Inside the expansive barn are 4 loose boxes, all over 10 ft x 10 ft in size, a secure tack room and a spacious open hay storage area at the end measuring approx 54 ft x 16 ft. Also within the barn but enclosed by partition walling is a really large and versatile area measuring approximately 34 ft x 22 ft which is suitable for garaging, workshop or storage and is accessed by a garage door at the front of the barn and a pedestrian door from the loose box area. The barn sits within an approximately 2.4 acre parcel, which features two paddocks and the 40 m x 20 m riding arena, all of which are only steps from the house. There is also a large area with a greenhouse and planting beds adjacent to the barn which has been a productive vegetable garden in past years - perfect for the keen gardener! The remaining land is approximately 300 m down a track, and it comprises two fields of approximately 4.3 acres in total. A lovely stream borders these fields providing water for the animals, and this stream flows into the nearby River Teign.

Location





















The property is located on a large former farm in the Teign Valley, and there are superb walks nearby with the Cridford Inn in Trusham and the Manor Inn in Ashton both a pleasant ramble away. The area is renowned for outdoor pursuits, including challenging hikes on Dartmoor, rafting on the River Teign, cycling the abundant country lanes, and hacking opportunities abound with Haldon Forest and the wilds of Dartmoor easily accessible. The beaches and seaside towns of South Devon can be reached in as little as 30 minutes. Two Ofsted-rated 'Good' primary schools are under 15 minutes' drive away in Christow & Chudleigh, and secondary education is available at the 'Good' rated Teign School in Kingsteignton at a 20 minute drive. The nearby town of Chudleigh has a Co-op supermarket that is open until 10pm every day, and the cathedral city of Exeter can be reached in just over 20 minutes. Exeter has a wide range of retail and hospitality establishments and additional primary and secondary schooling, and it also benefits from an international airport and fast rail service to London Paddington.







KEY INFORMATION

-  4 Bedrooms
-  2 Bathrooms
-  1 Reception Room
-  Private drive and barn
-  Not Listed
-  Heating: Oil
-  Utilities: Mains electricity. Private water and drainage.
-  Restrictions: No commercial use except livery
-  Easements, Wayleaves: Water supply for adjoining property traverses this property's loft
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: Timber-framed windows
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: E (46)
-  Council Tax Band: D
-  Tenure: Freehold
-  Up to 120 Mbps download available via Cloud Wireless
-  Indoor likely (EE), Outdoor likely (EE, Three, O2)
-  Ground floor bedroom and shower room

Agent's Notes

The property is accessed via an approximately 0.75 mile tarmac private drive that is shared with four neighbouring properties. Private water and drainage are shared with other residences at Rydon Farm.

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