



Little Fairwood Cottage, Tedburn St. Mary

Guide Price £475,000

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Little Fairwood Cottage

Tedburn St. Mary, Exeter, EX6 6BB

- Detached barn conversion
- 3 Double bedrooms
- Rural Position with views
- Master bedroom with ensuite
- Separate land & barn available
- Village edge location
- Just 8 miles from Exeter
- Large Lounge with woodburning stove
- Double Glazing throughout
- No Chain!

Little Fairwood Cottage is being sold with many appealing options, the barn conversion with gardens and parking is set in a beautifully quiet rural location surrounded by amazing views, woodland and fields. There is the option to purchase further land and a barn with stabling if required. Located just outside the popular village of Tedburn St Mary, down a country lane, this property gives a rural position within easy access of the A30 and Exeter.

The entrance hall along with the whole of this property, is airy and spacious and full of light, there is a downstairs WC & boiler cupboard along with understairs storage.

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The kitchen has shaker units with solid wood worktops, a double oven with ceramic hob & extractor, integrated fridge freezer and washing machine. There is a large island / breakfast bar with additional storage under.

At the front of the property overlooking the views and garden is the large lounge / diner with a woodwarm woodburning stove providing a cozy space in which to relax. There are doors leading from the dining area out to the patio and garden.

Upstairs the master bedroom has an ensuite shower room and there are two further good sized double bedrooms. The family bathroom has a shower over the bath and plenty of light from the skylight. There is double glazed timber windows throughout the property and oil fired central heating.

The property is accessed down a private lane owned by a neighbour with full access and a right of way to all 3 properties. There is a south facing decked patio area perfect for bbqs with a lawn in front, down from the garden is a further lawned area of the field sectioned off to remain with the house. There is parking for 2 vehicles The vendor has further land that can be purchased if required and a large barn with stabling & extra parking if also required. Please enquire with the office for guide prices of the extras.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Teignbridge 2024/25 - £2345.33

Utilities: Mains electric, private bore hole water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private treatment plant



Heating: Oil fired central heating

Listed: No

Tenure: Freehold

Tedburn St Mary is a village located a short drive from Exeter down the A30 (7 miles), and 5 miles across country from Crediton – through winding lanes. Its backdrop is that of high slopes, rounded hillforms and narrowing valleys. For everyday necessities there is a traditional village shop and for the kids a wonderful little primary school. If boredom ever strikes Tedburn presents a wide array of things to get stuck into, including: a drama group and a football club. Need to practice for the Ryder Cup? Or just unwind – ‘Fingle Glen Golf Hotel’ is nearby with an 18-hole golf course and luxurious accommodation. For some dramatic walks, ‘Fingle Bridge’ is only 6.2 miles away. Here the Teign River splashes and whirls its way over mossy boulders, through the middle of a precipitous, wooded gully on the fringes of Dartmoor. Think: ‘The Lord of the Rings’, much of Dartmoor has been inspirational in the approach to ‘Middle Earth’ by the famous “Lotr” concept artist, Alan Lee.



DIRECTIONS

From Tedburn St Mary take the Six Mill Hill Road towards Whitestone, at Lillybrook Lane take a left turn up the private track. Continue around to the right and Little Fairwood Cottage will be found on your right. (Do not take the route through Floyte Lane as there is no access to the property this way).

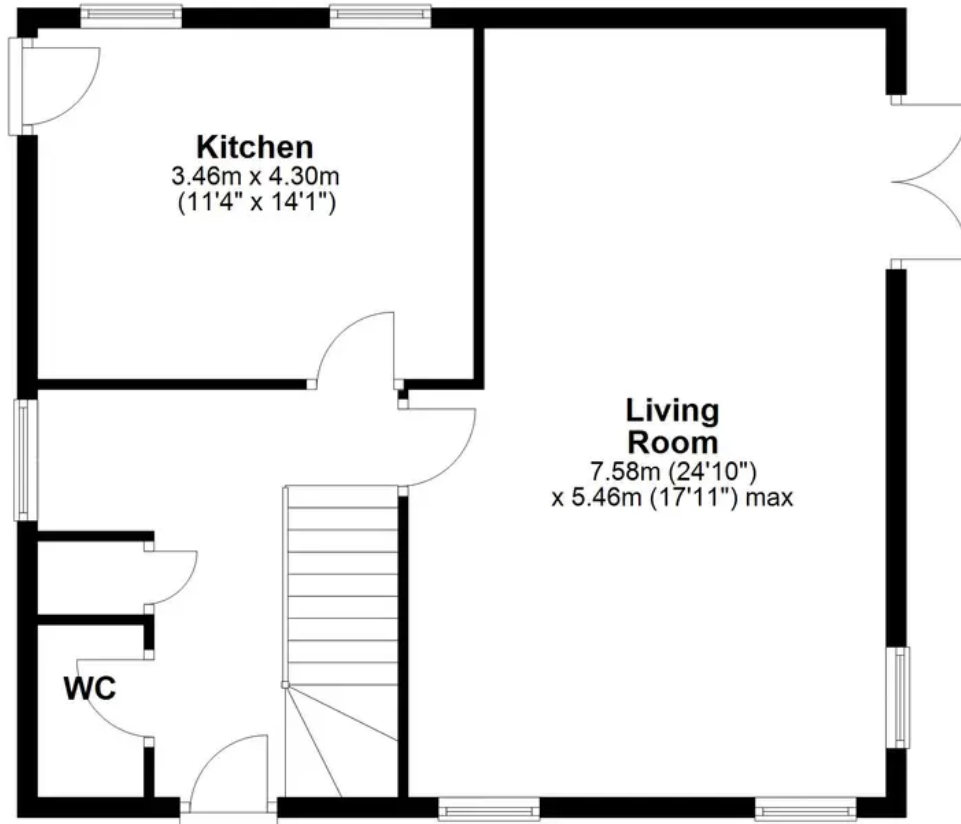
To the lane entrance: What3Words: [///snug.unzips.niece](#)

To the property: What3Words: [///slack.massing.braved](#)



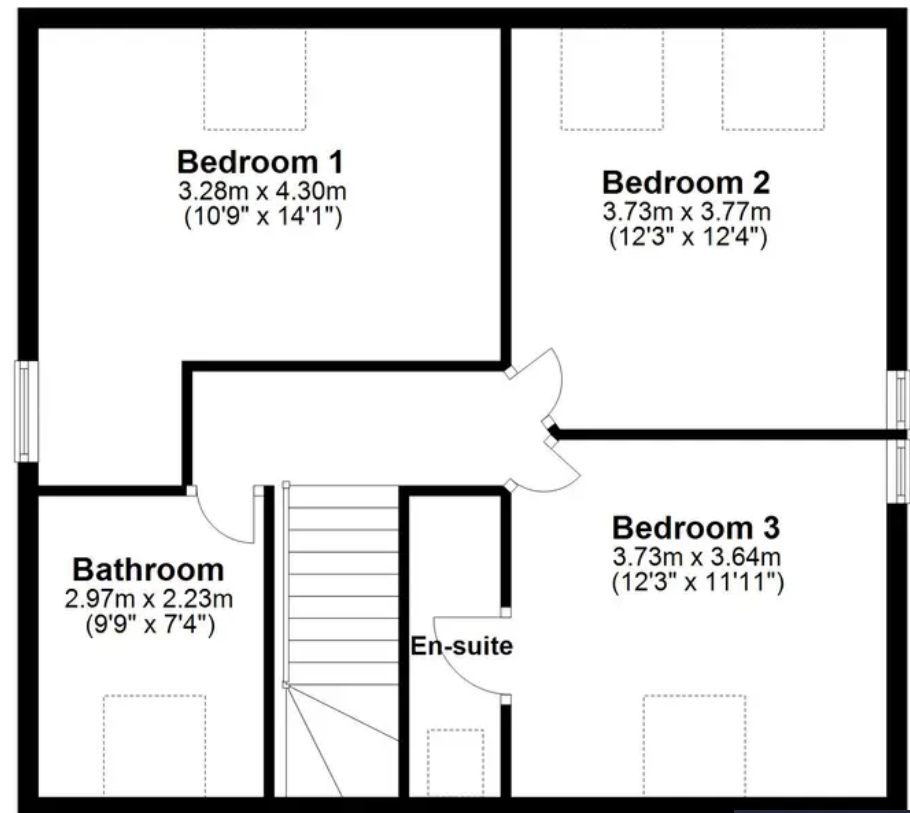
Ground Floor

Approx. 69.1 sq. metres (743.3 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.5 sq. feet)



Total area: approx. 131.7 sq. metres (1417.8 sq. feet)

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