



Shute Cottage



Exeter 7 miles , Dartmoor National Park 3 miles

A picturesque 3 bedroom cottage with 1 bedroom annexe set in a secluded rural position with land amounting to 4.54 acres

- 3 bedroom Grade II Listed cottage
- 1 bedroom annexe
- Sought-after Devon village
- Land amounting to 4.54 acres
- Stabling and river frontage
- Close to Exeter
- Thatch and ridge renewed in 2016

Offers In Excess Of
£775,000

Situation

The property is situated on the fringes of the popular Teign Valley village of Doddiscombsleigh. The village has a strong community with church, primary school and famed public house (The Nobody Inn). The village lies on the eastern side of the valley, just outside the boundary of the Dartmoor National Park. The village of Lower Ashton is nearby and has an excellent pub and post office. The university and cathedral city of Exeter lies just seven miles via the most direct route and has a wide range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and sporting facilities. There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.

Description

Shute Cottage is a picturesque Grade II Listed cottage set in a secluded rural position within walking distance of Doddiscombsleigh. The cottage, which is thatched, offers spacious accommodation with three double bedrooms. In addition there is a 1 bedroom attached annexe, mature gardens and 2 paddocks, one with stabling and the other with river frontage, all amounting to approx. 4.54 acres.

Accommodation

An open fronted slate porch leads into an entrance hall with a useful storage cupboard and stairs rising to the 1st floor. To one side of the ground floor is a double aspect sitting room with a stone inglenook fireplace and woodburner. To the other side of the entrance hall is period featured dining room with exposed beams, inglenook fireplace and woodburner and a ground floor WC. A door from the dining room leads into a into a spacious, modern kitchen with wall and floor mounted units, integrated appliances and a door to a secondary enclosed porch giving access to the front garden.

From the entrance hall stairs rise to a spacious 1st floor landing off which is a master bedroom, 2 further double bedrooms, a family bathroom and separate shower room with WC.

Annexe

On the far side of the main house is an attached 1-bedroom barn. This has been converted to a high standard with the ground floor comprising of an open plan kitchen/breakfast room with bedroom, shower room and separate storage room. Above the bedroom area is a useful mezzanine floor.

Gardens and grounds

From the lane the property is entered through double wooden gates onto a large gravel driveway with ample parking area. To the front of the house and annexe is a lawned garden with flowering borders and mature shrubs. There are two separate paddocks. One with a stable block with 3 stables and a tack room, and the other with river frontage. The paddocks have separate gated access to the lane. In all the land amounts to 4.54 acres.

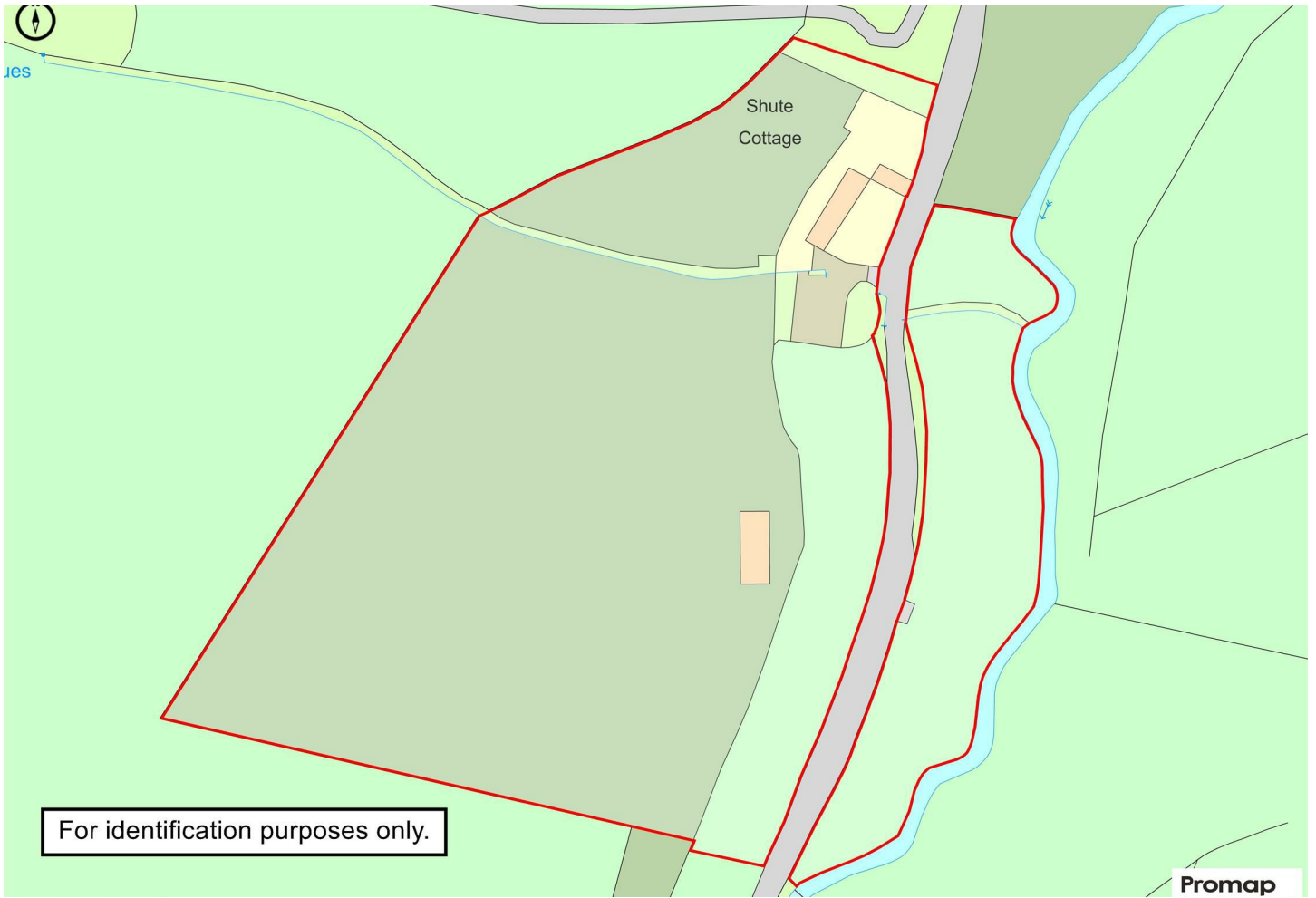
Services

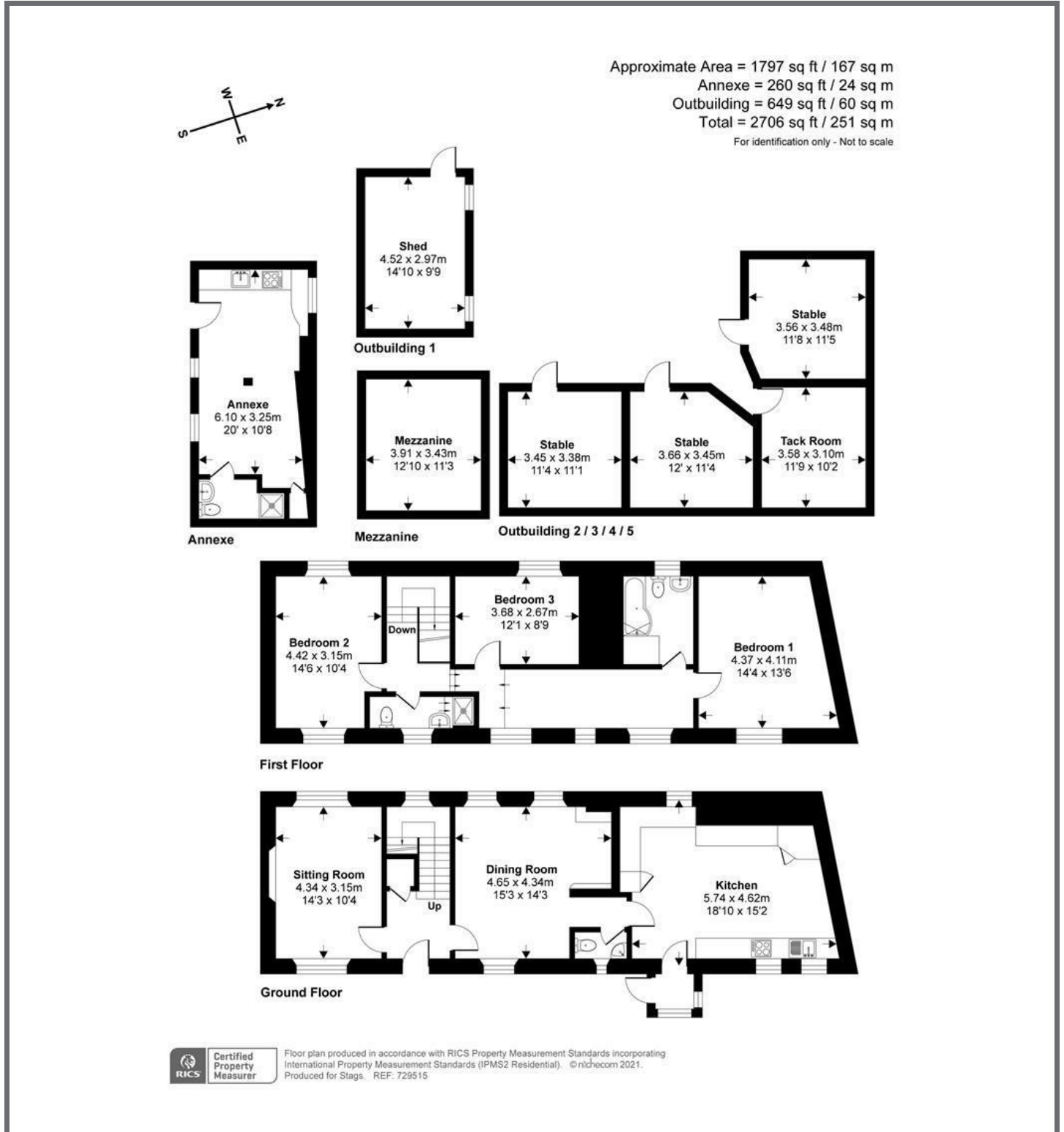
Mains electricity.
Private water (borehole), drainage (Treatment plant). Oil fired central heating.
Council tax band F

Directions

From Exeter proceed on the A38 towards Plymouth. At the top of Haldon Hill turn left signed Dunchideock and Exeter Racecourse. Turn immediately right and pass under the A38 following the signs for Dunchideock. After passing Haldon Belvedere turn left signed Ashton and Doddiscombsleigh. After 0.5 miles turn right on Tick Lane signed Doddiscombsleigh. At the Nobody Inn take the left heading south on Down Lane. After 0.4 miles the property will be found on your right.

What3words - Really.divided.delighted





These particulars are a guide only and should not be relied upon for any purpose.

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
105-149	A		
81-104	B		
65-80	C		
49-64	D		
33-48	E		
17-32	F		
1-16	G		
Net energy-related - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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