



School House



Exeter - 8 miles

A delightful detached family home located in a sought-after Devon village with beautiful gardens and a detached garage.

- Highly desirable Teign Valley village
- Beautiful period house
- Rural views
- 3 bedrooms
- Generous gardens
- Parking and detached garage
- EPC band E
- Freehold
- Council Tax Band E

Guide Price £650,000

Situation

Doddiscombsleigh is a sought-after Teign Valley village providing an active community with church, primary school / pre school (Ofsted rating - Good) and 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 villages of Christow and Lower Ashton are nearby and both have a shop and post office. The university and cathedral city of Exeter provides 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

School House is a well-presented detached family home located in Doddiscombsleigh in the Teign Valley. Originally built in the late 1800's, the property is of hand-made brick construction with a latter day extension and comprises a sitting room, dining room, kitchen, utility/boot room and WC with shower on the ground floor, whilst on the first floor there are 3 bedrooms and a family bathroom. The rear of the property is accessed via a tarmac driveway offering ample off street parking and a detached garage. There are well maintained gardens which are mainly laid to grass featuring mature shrubs and trees.

Accommodation

There is a central entrance hall with stairs to the first-floor landing. Both the reception rooms are dual aspect with a range of period features such as high ceilings, ornate fireplaces and in the case of the dining room, a woodburner. The kitchen has a range of wall and floor mounted units, a solid-fuel Rayburn (decommissioned) and lovely views over the garden. The kitchen steps lead down to the utility/boot room with

a separate WC/shower room and a stable door leading out to the paved terrace and gardens.

Stairs rise from the entrance hallway to a landing, leading to the main bedroom and to two further double bedrooms. The main bedroom along with the other front bedroom benefit from fitted cupboards. All of the bedrooms have period fireplaces and high ceilings. Steps from the landing lead down to the family bathroom.

Garden and garage

The garden is fully enclosed with fencing and gates. There is a pretty entrance pathway leading to the front door, which can be opened and closed in a stable door manner. To the rear of the property is a driveway providing off street parking and access to a detached garage. The garage (17'9 x 11'6) is of brick and timber construction with lights and power. There is a useful boarded storage area and a wood store to the rear. Steps lead down from the paved terrace to the well maintained lawned garden with planted flower beds, a selection of trees and established borders as well as further paved seating area.

A door from the paved terrace leads into a useful storage room housing the boiler.

Services

Mains water, drainage and electricity. Oil central heating.

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 ½ a mile turn right signed Doddiscombsleigh. Proceed into the village passing the inn on the left, bear right and take the first right prior to the school. The property will be located on your left.



Approximate Area = 1283 sq ft / 119.1 sq m (excludes garage)
 Outbuilding = 27 sq ft / 2.5 sq m
 Total = 1310 sq ft / 121.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Stags. REF: 964860

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

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Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		95
(81-91) B			
(69-80) C			
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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