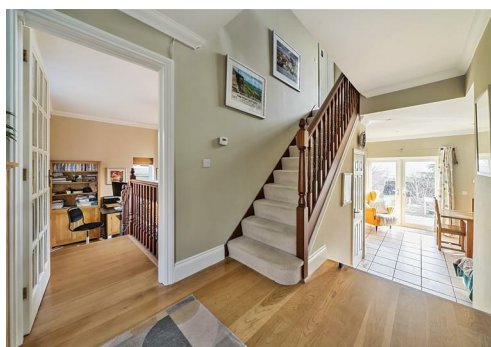




Pine Tree House



Exeter 8 miles. A38 6 miles.

A delightful 4/5 bedroom family home in a quiet village location with beautiful gardens and far reaching rural views.

- Sought-after village location
- Detached family house
- Open plan kitchen/dining room
- Dual aspect sitting room
- Two ensuite shower rooms and family bathroom
- Large paved terrace
- Well maintained gardens
- EPC - D
- Freehold
- Council tax band - F

Offers In The Region
Of £675,000

SITUATION

This well positioned detached family home is situated in the sought-after village of Christow, within the eastern boundary of the Dartmoor National Park. The surrounding countryside is recognised for its beauty and provides wonderful opportunities for the country enthusiast including splendid walks and riding. The village has a great range of amenities and facilities including the Artichoke Inn, St James' Church, GP's Practice, Primary School, and Community hall with sports field, tennis club and skate park. The cathedral and university city of Exeter lies just 9 miles to the east and boasts a wide range of amenities as would be expected from a centre of its size.

DESCRIPTION

Originally built in 2004, Pine Tree House is a delightful family home located off a private (shared) driveway in the ever popular Teign Valley village of Christow. The property offers the opportunity to live in a spacious 4 bedroom house with plenty of character yet with all the comforts of living in a modern, well insulated home. The house benefits from double glazing, oil-fired central heating, underfloor heating on the ground floor, well-appointed kitchen and bathrooms and well maintained gardens with an attached garage.

ACCOMMODATION

The generous reception hallway has a solid oak floor and doors to the principal living rooms. Steps lead from the hallway to the dual aspect sitting room with gas burner and patio doors leading out to the terrace. French doors lead to an open plan kitchen/dining room featuring an extensive range of matching eye and base level units, range cooker with gas hob and electric ovens, integrated appliances and double doors leading to the terrace and garden. Off the kitchen is a utility room with a wide range of cupboards, sink and door to

garden. Of further note on the ground floor is a separate study, which could be used as a fifth bedroom, cloakroom and ground floor WC.

Off the first floor landing is a principle bedroom suite with a dressing room and modern en suite shower room. There are three further good sized bedrooms the second of which has an en suite shower room. There is also a family bathroom with both a bath and separate shower.

GARDENS AND GARAGING

Approached via a private driveway (shared with two other properties) which sweeps into the front of the house where there is parking, a garage and open car port. To the rear of the house is a large paved terrace which can be accessed via doors from both the sitting room and kitchen and is ideally positioned to enjoy the far reaching rural views. Steps lead to the gently sloping lawn. The garden has been landscaped and planted with a range of mature shrubs, trees and flowers.

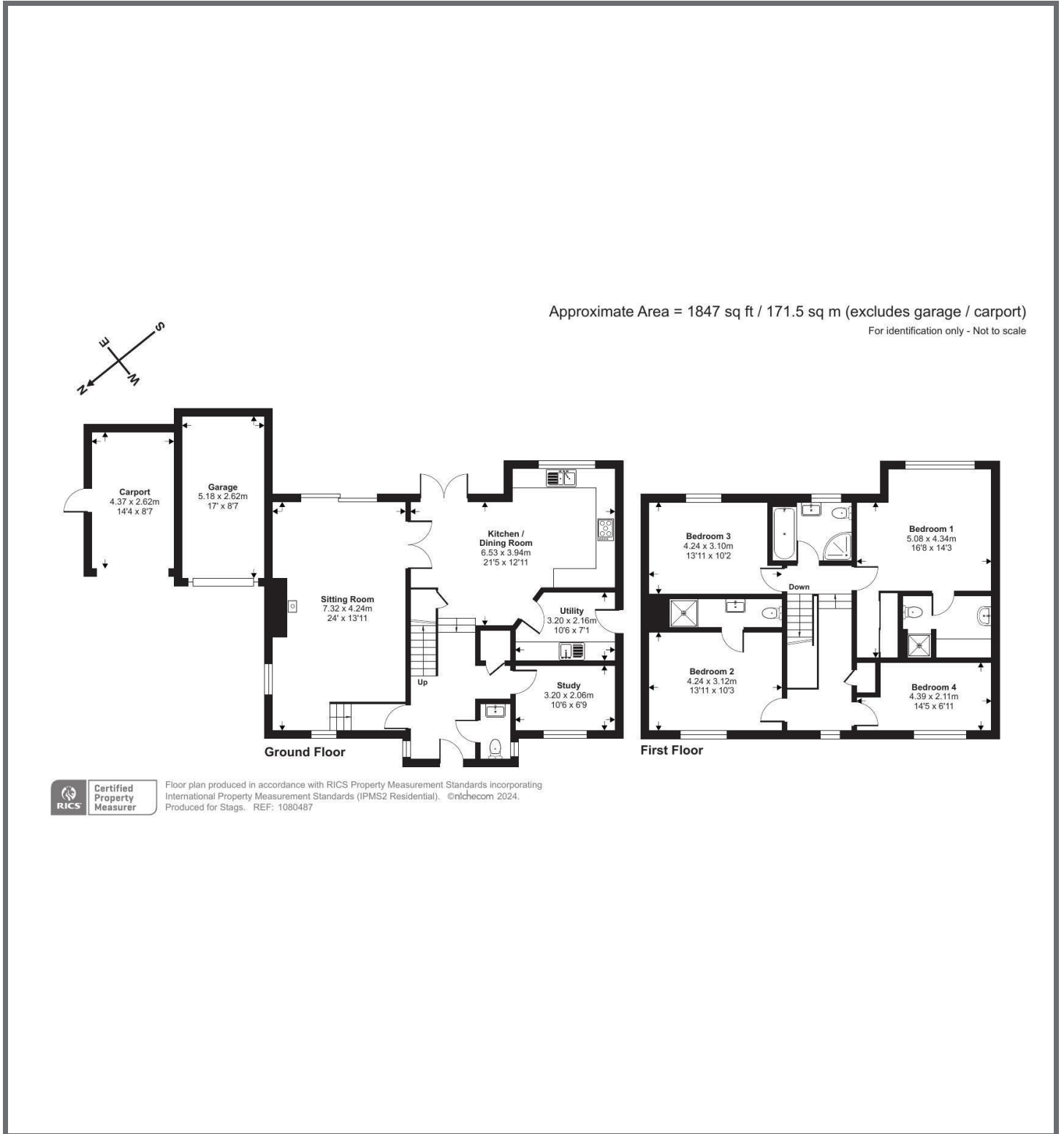
SERVICES

Mains electricity. Mains water. Mains drainage. Oil-fired central heating.

DIRECTIONS

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after a few miles, at Farrants Cross, turn left onto the B3193 signposted Chudleigh, Bridford and Christow. At the T-junction turn left onto the Teign Valley Road. Take the right turn at the Teign House Inn and continue up Foxhole Hill into the village. Continue on to Dry Lane and after a short distance the entrance driveway will be on your left. What3words - clinking.grape.brick





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
(92-100) A	(81-91) B	(67)	(79)
(82-91) C	(65-80) D		
(65-80) E	(45-64) F		
(45-64) G	(1-44) G		

Net energy efficient - higher savings costs

England & Wales EU Directive 2002/91/EC

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