



Teigncombe Barn



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Dry Lane, Christow, Exeter, EX6 7PF

Exeter 8 miles. A38 6 miles.

A well-presented detached house with beautiful gardens in a sought-after Teign Valley village.

- Sought-after village location
- Open plan kitchen/breakfast room
- 4 bedrooms
- Off street parking
- Freehold
- Detached family house
- Sitting room with woodburner
- Glorious gardens
- Store room
- Council tax band - E

Guide Price £625,000

SITUATION

The property is situated close to the heart of the favoured Teign Valley village of Christow, just on the eastern boundary of the Dartmoor National Park. Christow has a strong community with doctor's surgery, pub, primary school (OFSTED: Good), parish church, tennis club and community centre which holds yoga and pilates classes, film nights and shows. The university and cathedral city of Exeter (9 miles) has a wide range of facilities and amenities one would expect from a centre of its importance including; excellent shopping, theatre, dining, sporting and recreational pursuits. There are mainline railway stations on the London Paddington and Waterloo lines plus an international airport with daily flights to London.

DESCRIPTION

A well-presented detached family home situated in an elevated position in the sought-after Teign Valley village of Christow. The property comprises an open plan kitchen/breakfast room, sitting room, dining room, utility/shower room with WC, and pantry/store room on the ground floor. On the first floor there are 4 bedrooms, one of which has an ensuite shower room, and a family bathroom. The landing area is currently used as spacious upstairs lounge with stunning views. The property provides off street parking for two cars along with an open fronted store. To the rear of the property are beautiful terraced gardens, full of flowers and fruit bushes, making the most of the far-reaching rural views.



ACCOMMODATION

Part glazed oak doors lead into a porch and central hallway with a useful store room/larder and stairs rising to the first floor. To the left is a utility room with cupboards, sink, shower and WC, whilst directly ahead are double doors into the kitchen/breakfast room with hand built wall and floor mounted units, range cooker, breakfast bar and breakfast area with banquette seating. Patio doors lead to a rear porch and out to the garden. On from the kitchen is a dual aspect sitting room with a cosy woodburner and French doors to the garden. To the rear of the sitting room are stairs to the first floor and bedroom 2. The dual aspect dining room is accessed from the central hallway and has French doors to the garden.

Stairs from the central hallway rise to a spacious first floor landing which is currently used as a snug/office. Off the landing are three double bedrooms and a family bathroom. Separate stairs from the sitting room rise to double bedroom with vaulted ceilings, ensuite shower room and a wardrobe with access into bedroom 1.

GARDENS

Doors from the three reception rooms lead to a glorious south-facing garden with a paved terrace and views over the village and surrounding countryside. Steps lead up to the terraced gardens with level lawn with established flower borders on the lower terrace, and raised vegetable beds, greenhouse and a garden shed on the upper terrace. A pathway leads from the lane into the garden.

To the front of the property is off street parking for two cars and a useful, open fronted store room and log store.

SERVICES

Mains electricity, water and drainage. LPG for the gas cooker. Oil-fired central heating. PV panels.

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 property will be on your right.

What3words - port.genetics.essay



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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