



Little Hyner





# Little Hyner

Lower Ashton, Exeter, Devon, EX6 7RQ

Bovey Tracey (2.5 miles) Chudleigh (3 miles) Exeter (13 miles)

A handsome and beautifully positioned family house with picturesque gardens and land amounting to 13.4 acres

- Beautifully positioned family home
- Attractive rural views
- Superbly presented throughout
- 5 bedrooms (2 ensembles)
- Landscaped gardens and wildlife pond
- Garage
- Land amounting to 13.4 acres
- Freehold
- CTB: F

Guide Price £1,450,000

## SITUATION

This unique property is situated in a wonderful secluded location in the sought-after Teign Valley and just inside the boundary of Dartmoor National Park. The neighbouring small village of Lower Ashton is home to a pub and post office and nearby villages of Hennock, Trusham and Christow, provide some good local facilities. The towns of Bovey Tracey (2.5 miles) and Chudleigh (3 miles) provide a larger range of day-to-day facilities. Access to the A38 Expressway is only two miles ensuring that the M5 motorway network to the north and Plymouth in the south are easily accessible. The university and cathedral city of Exeter (13 miles) has a comprehensive range of amenities befitting a centre of its importance along with railway stations on the London Paddington and Waterloo lines as well as an international airport. Being within the Dartmoor National Park there are many thousands of beautiful unspoilt acres in which to enjoy a wide range of rural pursuits. Canonteign Falls Countryside Park is within a mile and there is Forestry Commission woodland nearby, as well as the Kennick, Trenchford and Tottiford reservoirs being within three miles.

## DESCRIPTION

Accessed along a sweeping driveway, Little Hyner is a handsome and beautifully positioned family house providing modern and substantial accommodation of over 3500 sq ft with a picturesque outlook over landscaped gardens. The property has the added advantage of two large paddocks, both with independent access to the lane, as well as a section of broadleaf woodland and a wildlife pond. The land amounts to 13.4 acres.





## ACCOMMODATION

A stone built porch leads into an entrance hallway with stairs rising to the first floor and doors leading to the sitting room and kitchen. The dual aspect sitting room has an open fire, built in bookcases and beautiful south-facing bay windows with French doors leading out onto the terrace. The open plan kitchen has modern wall and floor mounted units with integrated appliances, a central island and an oak topped breakfast bar. To the front of the kitchen is a wonderful entertaining area currently used as dining and seating area. A glazed door from the kitchen leads to a central hallway off which is a study with fitted bookcases, a snug with a south-facing bay window and French doors leading out to the gardens, and a utility room with three storage rooms and doors leading to the rear garden and integral garage. Stairs lead from both the entrance hallway and central hallway to the first floor providing four double bedrooms, one with an ensuite bathroom, a family bathroom with separate WC, and a magnificent dual aspect principal bedroom with a dressing area, ensuite shower room, as well as a balcony and Juliet balcony from where you can enjoy the beautiful views over the private gardens.

## GARDENS

The property is accessed off a quiet lane via a private sweeping driveway with gravel turning area. French doors from the house lead to two south facing terraces, whilst to the rear of the property is a well managed vegetable garden with raised beds and a greenhouse. To the front of the property are beautifully maintained lawns with a wild flower meadow, mature flower borders and pathways leading through the grounds towards the wildlife pond with a wood walkway following along the path of a stream.

## LAND

To the east and west of the property are two paddocks which are both accessed via the gardens and independently from the lane. In all the land amounts to 13.4 acres.

## SERVICES

Mains electricity and water. Private drainage (Sewage Treatment Plant)  
Oil-fired central heating.

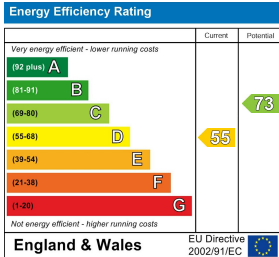
## DIRECTIONS

From Exeter proceed south on the A38 leaving at the 2nd Chudleigh exit, signposted Teign Valley. Proceed over the A38 turning right onto the B3193, the Teign Valley Road. Continue for approximately 2.5 miles whereupon just before the sign for the Dartmoor National Park attached to a granite boulder, turn left up an unsigned road. After approximately 0.2 miles the entrance to the property will be on the left.





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.



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