



Barn View



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Doddiscombsleigh, Exeter, Devon, EX6 7BX

Doddiscombsleigh 1.9 miles, Christow 4.1 miles, Exeter City centre 6.7 miles

An exceptional contemporary family home with far reaching rural views and land amounting to 1.61 acres

- Impressive 5 bedroom family home
- Far-reaching rural views
- Double garage
- Land amounting to 1.61 acres
- CTB - G
- Stylish modern build
- Gym & cinema
- Gardens
- Freehold

Guide Price £1,650,000

SITUATION

Set on a ridgeline backing onto woodland, the property looks out over the beautiful Teign Valley with wonderful, unimpeded views across a swathe of one of the prettiest parts of Devon. The valley falls within the East Devon Area of Outstanding Natural Beauty with the Dartmoor National Park close by and the Haldon Forest Park almost on its doorstep. The property is just two miles from the popular Nobody Inn (Tripadvisor 4.5/5) and there are excellent local amenities in the nearby village of Christow, which has a doctor's surgery and primary school. Exeter is within easy reach and has an excellent array of shopping, business and cultural amenities befitting a university and cathedral city. The property has access to nearby transport links with direct rail services from Exeter St Davids to both Paddington and Waterloo and Exeter Airport (15.5 miles) has a 1 hour service to London City Airport. There is a wide choice of popular schools locally from both the state and independent sectors. These include a wide choice of village primary schools, all OFSTED rated Good or Outstanding, and private schools including Exeter Cathedral School, Exeter School and The Maynard, all within a 6 mile radius.



DESCRIPTION

Accessed from a quiet country lane this recently built property looks out over the beautiful Teign Valley with wonderful and unimpeded rural views towards Dartmoor. The property provides 4,685 sq ft of stunning living space and was designed with two clear objectives: to make the view as visible from as many parts of the property as possible and to make it extremely energy efficient. To that end the property faces south and west towards the view, capturing the best of the daylight throughout the day through wide, tall windows that extend from floor to ceiling on the ground and first floors. The exterior of the house is clad with both composite stone and wood and the property is insulated to an extremely high standard.

ACCOMMODATION

The ground floor is dominated by a magnificent room that combines the kitchen living and dining area into a single family-centric space. The kitchen itself is fully fitted with contemporary units including a large central island and a range of built-in electric appliances. The basement floor incorporates a centrally positioned entertaining/bar room, gym with adjacent shower room and an impressive cinema, fitted with two rows of tiered seating under a planetarium arched ceiling.

The first floor contains a total of four double bedrooms. The principal bedroom has astonishing views with floor to ceiling windows on two sides and an en suite bathroom. The guest bedroom has a good-sized en suite shower room and the two remaining bedrooms share the large family bath and shower room. There is an upper floor incorporating a walk-through home office leading to a further double bedroom with en suite shower room.

GARDENS & GROUNDS

The property is approached off a little-used country lane and accessed via a driveway shared with the neighbouring property. A length of private drive with an electric gated entrance then sweeps round into a courtyard encompassing a tarmac parking area with ample space for several vehicles, adjacent lawn and the property's attached double garage and garden store.

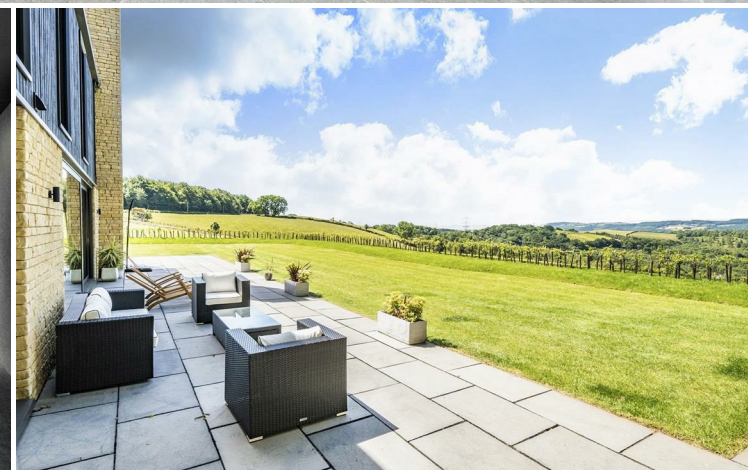
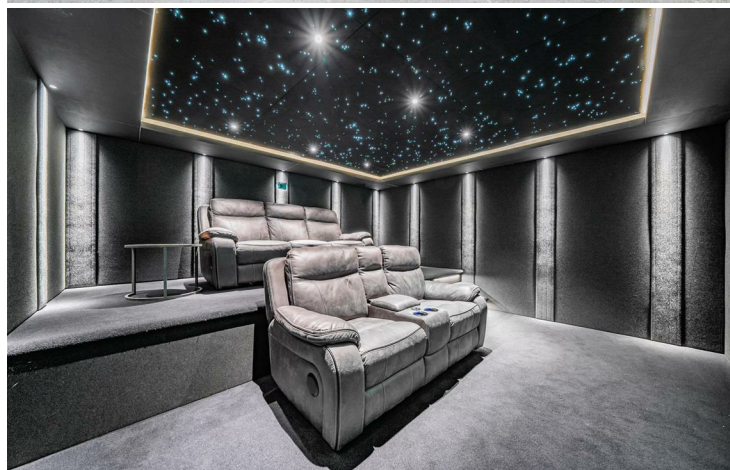
To the front of the property is a well positioned sun terrace, which runs along the entire south facing side, with a built in BBQ area from which to enjoy the far reaching rural views across the Teign Valley. The terrace leads to a newly landscaped and well maintained area of level lawn with a raised native hedge line which wraps around the front and side of the property. On from the lawn is an L-shaped paddock with during parameter hedging and newly installed boundary fencing. In all the garden and grounds amount to about 1.61 acres (0.65 hectare).

SERVICES

Mains electricity. Private water (bore hole) and drainage (treatment plant). Central heating provided through an air source heat pump.

DIRECTIONS

Travelling southwest along the Devon Expressway/A38 take the exit signed to Exeter Racecourse and Dunchideock. At the roundabout at the bottom of the slip road take the second exit, signed to Exeter Racecourse. Continue for just over 2.5 miles and then turn left, signed to Longdown. The property will be found on the left after about 300 yards, just before the lane enters the woods.



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		89	93
(81-91) B			
(69-80) C			
(55-68) D			
(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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Approximate Area = 4206 sq ft / 390.7 sq m (excludes garage)
 Limited Use Area(s) = 181 sq ft / 16.8 sq m
 Total = 4387 sq ft / 407.5 sq m

For identification only - Not to scale

Denotes restricted head height

Second Floor

Bedroom 2: 4.56 x 4.22m / 15' x 13'10"
 Study: 4.56 x 4.28m / 15' x 14'1"

First Floor

Bedroom 1: 6.32 x 3.80m / 20'9" x 12'6"
 Bedroom 5: 4.40 x 2.88m / 14'5" x 9'5"
 Bedroom 4: 4.40 x 2.88m / 14'5" x 9'5"
 Bedroom 3: 4.42 x 2.88m / 14'6" x 9'5"

Ground Floor

Kitchen / Dining / Sitting Room: 11.96 x 6.33m / 39'3" x 20'9"
 Kitchen: 3.06 x 2.85m / 10' x 9'4"
 Utility
 Garage: 6.27 x 4.75m / 20'7" x 15'7"

Lower Ground Floor

Cinema Room: 4.62 x 4.50m / 15'2" x 14'9"
 Bar: 6.30 x 5.11m / 20'8" x 16'9"
 Gym: 4.26 x 4.21m / 14' x 13'10"
 Boiler Room

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1141038