



Clifford Lodge & Barn











# Clifford Lodge & Barn

Drewsteignton, Exeter, , EX6 6QE

Drewsteignton (3.2 miles) Dunsford (2.3 miles) Cheriton Bishop (2.9 miles) Exeter (12.1 miles)

A traditional courtyard of barns comprising a family home, a stylish detached barn conversion, unconverted outbuilding and beautiful gardens.

- NO ONWARD CHAIN
- Stylish 2/3 bedroom ancillary accommodation
- Courtyard with unconverted barn
- Freehold
- Council tax band - D
- Modern three bedroom barn conversion
- Beautiful gardens
- Dartmoor National Park
- EPC rating

Guide Price £795,000

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## SITUATION

The property is situated in a picturesque setting between the sought-after villages of Drewsteignton (3.2 miles) and Dunsford (2.3 miles), just within the northern boundary of the Dartmoor National Park which provides thousands of beautiful unspoilt moorland acres in which to enjoy a number of outdoor pursuits including: walking, riding, cycling and fishing.

The village of Cheriton Bishop (2.9 miles) offers a good range of facilities including a pub, primary school, church, doctor's surgery (CQC rated Outstanding), post office and village store. Access to the A30 dual carriageway is just over 3 miles at Woodleigh junction, which provides excellent access to the west into Cornwall, and to the east to Exeter and the M5 motorway. The university and cathedral city of Exeter (12.1 miles) has a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre and recreational pursuits. Exeter also has mainline railways services to London Paddington and Waterloo whilst its international airport lies just to the east of the city.

## DESCRIPTION

The property is nestled in a beautiful rural position on the northern boundary of Dartmoor National Park. Originally built as a courtyard of barns in the 19th Century the property comprises of a contemporary main residence, along with a stylishly converted detached barn with an unconverted outbuilding all positioned around an attractive central courtyard.

## CLIFFORD LODGE

A stable door from the courtyard leads into an entrance lobby/boot room with useful storage areas and on into the attractive farmhouse kitchen featuring a range of wall and floor mounted units and an electric storage Aga. Steps lead down to a dining room/snug with bi-folding doors leading out to the terrace and gardens. A door from the kitchen leads to a central hallway with stairs rising to the first floor, a rear sun room with separate WC and a impressive triple aspect sitting room with a wood burner . Stairs lead to a landing off which are three double bedrooms, one with an ensuite shower room, and a family bathroom.







## CLIFFORD LODGE BARN

This stylish barn conversion features an open plan kitchen/sitting room with a modern kitchen with oak tops, woodburner and French doors leading to the courtyard and is currently used as a successful AirBnB Holiday Let. Also on the ground floor is a double bedroom and shower-room with WC.

A central spiral staircase leads to the first floor landing off which are a further two bedrooms, both with vaulted ceilings, exposed ceiling beams and one with an ensuite shower room and fitted cupboards.

## GARDENS

To the left of the main house is a gate leading to the garden, which is divided in two by the stream and a granite wall. Part is laid out with lawn, borders, terrace, and streamside, providing an attractive outlook from the house. The other half of the garden is a vegetable garden. Adjoining the house is a large paved terrace. In addition to this, a raised deck area spans a stream which tumbles down through the garden to the River Teign.

## OUTBUILDING

The third barn, opposite the main house, is on two floors. Half the ground floor consists of a double garage with electrically operated up-and-over door. In the other half of the ground floor a large stable door opens into a vestibule with space and connections for washing machine, deep freeze etc. Double doors lead into a useful workshop and a wine store. A staircase leads up to the first floor landing providing a range of useful storage rooms. Subject to planning, this could also potentially be converted into further accommodation.

## SERVICES

Mains Electricity

Private Water

Private Drainage

Internet: 100mbps

Oil Fired Central Heating & Electric Heating

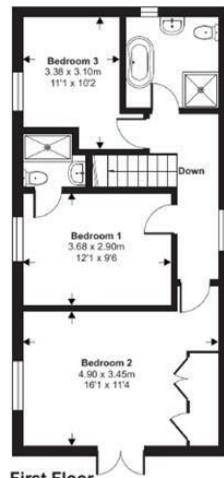
## DIRECTIONS

From Exeter proceed west on the A30 exiting at Woodleigh junction signposted Cheriton Bishop. On entering Cheriton Bishop turn left just before The Old Thatch pub signposted Dunsford and Clifford Bridge. After approximately 1.5 miles turn right at the crossroads signposted Clifford Bridge and proceed 1 mile down to the next junction. Go straight over, across the River Teign and the property can be found on the left after a further 50 yards.

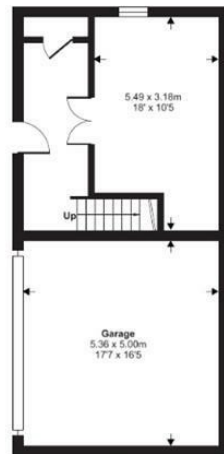




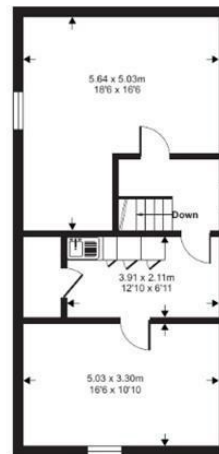
Ground Floor



First Floor



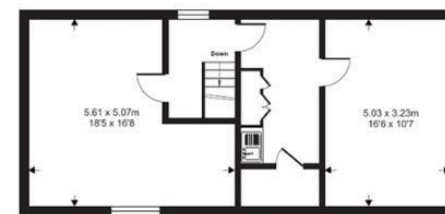
Garage / Annexe Ground Floor



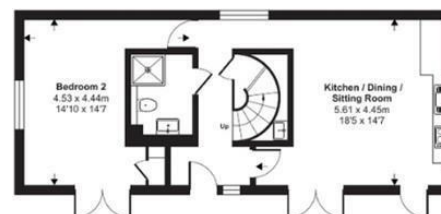
Annexe First Floor



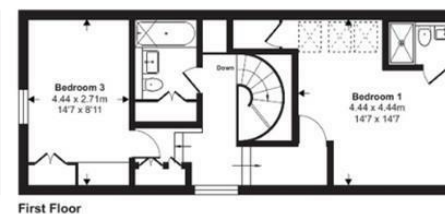
Barn Ground Floor



Barn First Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1179627



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		76
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







