



Holte Barn





# Holte Barn Bridford

, Exeter, EX6 7HT

Christow (1 mile) Dunsford (3.7 miles) Exeter (8.7 miles)

An impressively positioned family home with 3.81 acres offering modern and versatile accommodation with immaculate gardens, croquet lawn and a large paddock.

- Sought-after village position
- Beautiful rural views
- Versatile family home
- 4 bedroom
- Spectacular gardens
- Paddock with modern agri building
- Dartmoor National Park
- EPC - F
- Council tax band- F
- Freehold

## Guide Price £1,025,000

### SITUATION

The property is situated in a peaceful, elevated position in the sought-after Teign Valley village of Bridford. Bridford is on the eastern boundary of the Dartmoor National Park. The village has a strong community with parish church, well-regarded pub and village hall. The neighbouring village of Christow (1 mile) has a well-respected primary school and doctor's surgery together with a further popular pub. The university and cathedral city of Exeter lies just 8.7 miles, via the most direct route, and has a wide range of amenities befitting a centre of its importance, including excellent shopping, dining, theatre and sporting facilities. There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.

### DESCRIPTION

Originally believed to date back to the 17th Century, although not Listed, Holte Barn is an impressively positioned family home with beautiful far reaching views across the surrounding countryside. This stone built property offers modern accommodation throughout with spacious reception rooms on the ground floor and versatile first and second floor accommodation. A covered entranceway from the kitchen leads to a useful outbuilding comprising a store room, utility and gym/sun room. From the paved terrace steps lead down to the immaculate terraced lawns with feature wildlife ponds, croquet lawn with summerhouse and vegetable garden with greenhouse and shed. Accessed from the garden is a large paddock of 3.49 acres which gently slopes down to a small lake. In the field is a modern agricultural building. In all the land amounts to 3.81 acres.





## ACCOMMODATION

Steps from the entrance driveway lead to the front door and into an entrance hallway with ground floor WC, stairs with under-stair storage cupboard, and a door into the dining room with ornate ceiling beams. On from the dining room is the spacious sitting room with Inglenook fireplace with woodburner and French doors leading out to the glazed conservatory; A further set of French doors out to the paved terrace and dining area. From the far side of the dining room is the modern and cleverly designed bespoke kitchen with wall and floor mounted units, integrated appliances with a range cooker with a gas hob, a gas oven and two electric ovens. A covered entranceway from the kitchen leads to a useful outbuilding comprising a store room, utility with sink and cupboards and a glazed gym/sun room.

Stairs from the entrance hall lead to a landing off which is the principal bedroom with ensuite shower room, two further bedrooms and a family bathroom. There is a fourth bedroom which the vendors are currently using as a dressing room, with stairs leading to the converted loft, which has been primarily used as an office and occasional bedroom.

## GARDENS AND PADDOCK

The south facing gardens and grounds are simply spectacular and set this property apart from others on the market. Doors from the kitchen and conservatory lead to the elevated terrace with dining area with steps leading down to the immaculate terraced lawns with feature wildlife ponds, croquet lawn with summerhouse and vegetable garden, greenhouse and shed. Accessed from the garden is a large paddock of 3.49 acres which gently slopes down to a small lake. In the field is a modern agricultural building. In all, the land amounts to 3.81 acres.

## AGRICULTURAL BUILDING

At the far end of the paddock is a substantial modern wood framed agricultural building with electrics and water. There is a retained right-of-way (by foot and vehicle) for the owners of Holte Barn to access the paddock via a separate lane.

## SERVICES

Water, electricity and telephone are connected. Hot water and heating is primarily by gas (LPG) supplemented by electricity.

## PARKING AND GARAGE

To the front of the property is off street parking, a single garage with electric up and over doors, and a separate bike store/garage.

## 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 and take the first right onto Pound Lane. Carry on up to the top of the hill and take the left hand turn towards the Bridford Inn. After a short distance the property will be on your left.

What3words - triangle.workshops.resonated

## AGENTS NOTE

The vendor has advised that the paddock is restricted to agricultural use and the neighbouring property's septic tank is located in the corner of the field. There is also a right of access for South West Water. Please speak to agent for further information.





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.



Approximate Area = 1873 sq ft / 174 sq m  
Limited Use Area(s) = 164 sq ft / 15.2 sq m  
Garage = 191 sq ft / 17.7 sq m  
Outbuildings = 860 sq ft / 79.9 sq m  
Total = 3088 sq ft / 286.9 sq m  
For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2025. Produced for Stags. REF: 1247703

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
35	
England & Wales EU Directive 2002/91/EC	

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