



Barne House





# Barne House Dry Lane

Christow, Exeter, EX6 7PE

Exeter city centre (9 miles), Chudleigh (5 miles)

A handsome Grade II Listed family home providing a wealth of original character, gardens and a double garage in a sought-after Devon village.

- Handsome family home
- Modern open plan kitchen/dining room
- Grade II Listed
- Double garage
- Freehold
- Period features throughout
- Five bedrooms
- South facing gardens
- EPC: D
- Council tax Band: G

## Guide Price £975,000

### SITUATION

The village of Christow is a thriving and friendly community nestled in the stunning Teign Valley, within the Dartmoor National Park. The village benefits from a popular community shop and a weekly post office service, providing essential amenities to residents. Christow is well-served by local primary schools, including Christow, Dunsford, and Doddiscombeleigh, all of which enjoy strong reputations. Further schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. . The village also boasts a very active church and a wide range of community activities, including sporting, social, and cultural events, helping to foster a strong sense of belonging. For those who enjoy dining out or relaxing with friends, there are several excellent pubs in and around the village. These include the much-loved Artichoke Inn in Christow itself, as well as the Teign House Inn, the Bridford Arms, and a host of other charming pubs in the surrounding area. The area is well connected by road, with the M5 just eight miles away, while mainline rail services are available from Exeter's four mainline stations.





## DESCRIPTION

A handsome Grade II Listed 5 bedroom family home providing a wealth of original character, including sash windows and original fireplaces, alongside a more modern kitchen/breakfast room extension with understated and beautifully appointed décor throughout. The property benefits from a detached double garage and a sizeable garden, of approximately 0.62 acres, with outstanding southerly views over the village and rural valley beyond.

## ACCOMMODATION

Steps from the driveway lead to a part glazed entrance door and into a central hallway with stairs rising to the first floor. To the left is a period featured dining room with wood flooring and a Victorian fire place, whilst to the right is a spacious dual aspect sitting room with woodburner and sash window looking over the gardens. Doors from the sitting room lead to a studio/office with a door to the rear courtyard, and to a rear hallway with WC. On from the hallway is an impressive kitchen/dining room with wall and floor mounted units with integrated appliances, oil-fired Aga and a central island. The room is flooded with natural light from the glazed windows from the rear courtyard to the south facing bi-folding doors to the front. Off the kitchen/dining room is a pantry, cloakroom, useful storage room and separate utility room.

Stairs from the central hallway lead to a landing off which are five bedrooms, one with built in cupboards, and a family bathroom. The dual aspect principal bedroom has built in cupboards and an ensuite shower room.

## GARDENS & GARAGING

To the front of the property is a tarmac driveway with ample private parking and a detached double garage with a useful first floor office/storage area. Gently sloping gardens, which are primarily laid to lawn, lead down from the house and are interspersed with an array of fruit trees, vegetables areas and thoughtfully positioned terraces from where you can enjoy the spectacular views over the surrounding countryside. To the rear of the house is a cobbled courtyard with a former 'butterwell', woodstore and steps leading up to an elevated additional piece of land.

## SERVICES

Mains water, electricity and drainage.  
Oil-fired central heating and LPG for cooking  
Broadband - Full fibre 76mps.  
EE, O2, Three network likely available (Ofcom).

## 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 - boils.parsnips.requires





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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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