



Foxhole Cottage





# Foxhole Cottage

Dunsford, Exeter, Devon, EX6 7AA

Exeter (7 miles), Dartmoor National Park (23.8 miles)

A beautifully presented Grade II Listed four-bedroom cottage set within landscaped gardens.

- Charming thatched cottage
- Grade II Listed
- Semi-detached
- Conservation area
- EPC: E
- Sought-after village location
- 4 bedrooms
- Landscaped gardens
- Freehold
- Council tax band: E

Guide Price £800,000

## SITUATION

The village of Dunsford is one of the most sought after villages in the Teign Valley on the eastern side of Dartmoor National Park, as it combines unspoiled charm and community with accessibility to the open spaces of Dartmoor, whilst remaining commutable to Exeter and further afield. Much of the village is designated to a conservation area of thatched houses and cottages with St Mary and All Saints Church, the Royal Oak pub, village shop/post office and the highly regarded primary school. Exeter city centre is just seven miles away, with its first class shopping and entertainment choices, and excellent choice of schooling. Schools in Exeter include the independent Exeter Cathedral School and St. Wilfrid's School, as well as the outstanding-rated Exeter School and Exeter College. Exeter's four mainline stations provide regular services towards London and the surrounding towns and cities. There is also good bus services to Exeter and the surrounding villages.





## DESCRIPTION

Foxhole Cottage is a beautifully presented Grade II Listed four-bedroom home, set within landscaped gardens, complete with a charming summer house. Nestled in the desirable village of Dunsford, this south-facing cob and stone built cottage seamlessly blends period character with modern comfort.

The heart of the home is a spacious open-plan kitchen and breakfast room, featuring an electric Aga, complemented by a separate utility room, a large office/workshop, and a convenient ground-floor shower room. To the front, two elegant reception rooms—each with a feature fireplace, and wood-burning stoves—offer warm and welcoming spaces for family living and entertaining. Upstairs, the property offers three well-proportioned bedrooms alongside a principal suite with a dressing room and en-suite shower room, as well as a stylish family bathroom.

Foxhole Cottage is a rare opportunity to own a piece of history in an idyllic village setting, perfectly suited for both relaxed country living and family life.

## GARDEN

Accessed from the kitchen, utility, office/workshop and carport is a wonderful paved entertaining area with a path leading through the gently sloping garden to a south-facing oak framed summerhouse with an attached greenhouse.

## GARAGE

Located in the rear garden and accessed via the car port is a single garage.

## SERVICES

Mains electricity, water and drainage

Oil central heating

Cloud wireless - approx 50mbps

Good mobile coverage

## AGENTS NOTE

The neighbouring property has a right of way (ROW) by foot only via the car port to access their rear garden. There is a section of flying freehold also shared with the neighbouring property.

## DIRECTIONS

From Exeter take Cowick Street to Dunsford Hill. Continue on the B3212 for 6 miles turning right onto Reedy Hill for Dunsford.

Continue into the village and the property will be on your right just prior to the church.

What3words - yell.lock.pioneered





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.



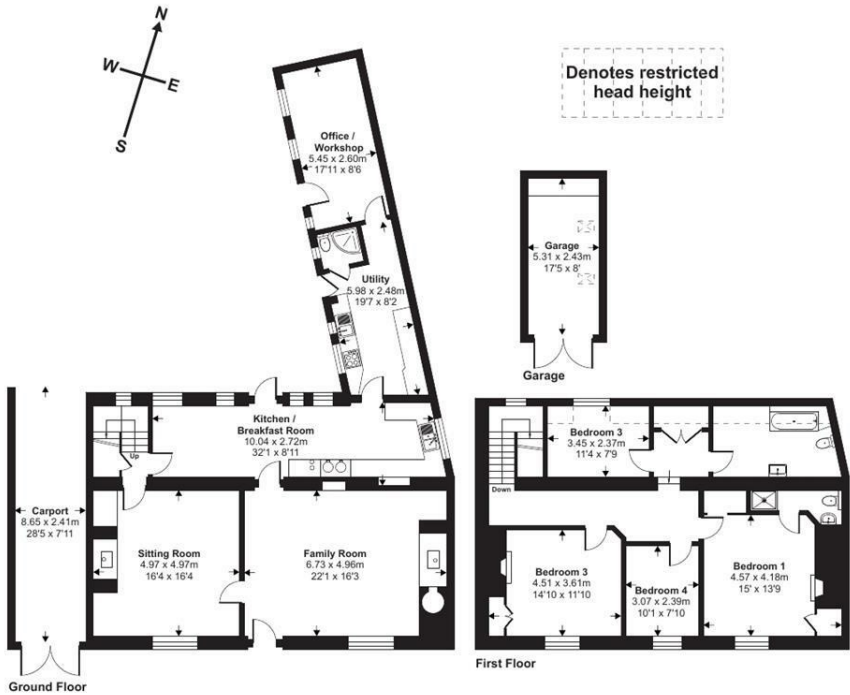
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

Approximate Area = 2287 sq ft / 212.4 sq m (excludes garage & carport)  
Limited Use Area(s) = 54 sq ft / 5 sq m  
Total = 2341 sq ft / 217.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1284931