



Waterwell Cottage



Waterwell Cottage

Christow, Exeter, EX6 7NA

Exeter (9 miles),

A picturesque two bedroom thatched cottage with gardens and a barn in a sought-after Devon village

- Grade II Listed cottage
- Open plan kitchen/dining room
- Two double bedrooms
- Barn with potential for conversion (STP)
- Council tax band: E
- Dartmoor National Park
- Period featured sitting room
- Beautiful private garden
- Freehold
- EPC: F

Guide Price £425,000

SITUATION

The cottage is situated close to the heart of the favoured Teign Valley village of Christow, just on the eastern boundary of the Dartmoor National Park. Christow has a strong community with doctor's surgery, shop/post office, village store, pub, primary school (OFSTED: Good), parish church and community centre. The university and cathedral city of Exeter (9 miles) has a wide range of facilities and amenities one would expect from a centre of its importance including; excellent shopping, theatre, dining, sporting and recreational pursuits. There are mainline railway stations on the London Paddington and Waterloo lines plus an international airport with daily flights to London.



DESCRIPTION

Situated in the desirable village of Christow in the Teign Valley, Waterwell Cottage is a well-presented, semi-detached former Devon Longhouse that combines character features with comfortable living. Coming to the market for the first time in over 50 years, this attractive thatched cottage offers a rare opportunity to acquire a home in this much-loved community.

A path from the private driveway leads to paved terrace with an open-fronted porch, with a glazed door opening into a welcoming kitchen/dining room. This room enjoys exposed ceiling beams, a feature stone wall, a range of fitted wall and base units with integrated appliances, and stairs rising to the first floor. To one side is a useful cloakroom with WC and basin, while to the other, a door opens into a bright triple-aspect sitting room, featuring an open fireplace, exposed beams, and a separate front door providing access to the quiet village lane.

Upstairs, a central landing leads to two double bedrooms and a family shower room. One bedroom enjoys views over the rear garden, while the second benefits from a dual aspect and double doors opening to a traditional external granite stairs leading back to the front of the cottage. Waterwell Cottage offers well-balanced accommodation with a wealth of period features, set within a popular and well-connected village, making it ideal for a range of buyers seeking a character home in a peaceful rural setting.

GARDEN AND BARN

Double gates from the quiet village lane open into a private parking area, from which a pathway leads to a south-facing paved terrace—an ideal spot for enjoying the sun. Steps rise through the secluded garden, which includes a small lawn, well-established borders with a variety of flowering plants and shrubs, two ponds, and a pair of timber garden sheds, offering both charm and practicality.

Opposite the parking area, on the other side of the entrance driveway, stands a partially converted stone barn. Currently used for storage, it presents an excellent opportunity for further conversion—subject to obtaining the necessary planning consents.

SERVICES

Mains electricity, drainage and water.

Central heating provided by night storage heaters

Full fibre broadband available

DIRECTIONS

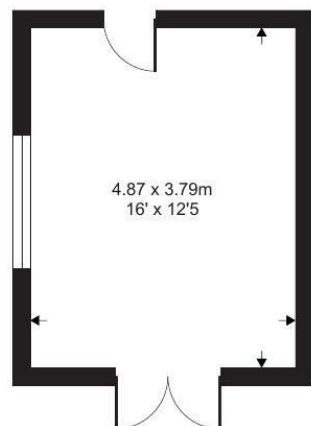
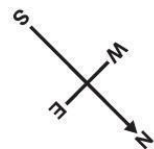
From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after a few miles, at Farrants Cross, turn left onto the B3193 signposted Chudleigh, Bridford and Christow. At the T-junction turn left onto the Teign Valley Road. Continue past the turning for Bridford and the first turning for Christow. Take the 2nd right signposted Christow. Proceed up Village Road and take the 1st lane on the left after the playing fields. The cottage will be on your right.

What3words - published.start.putts

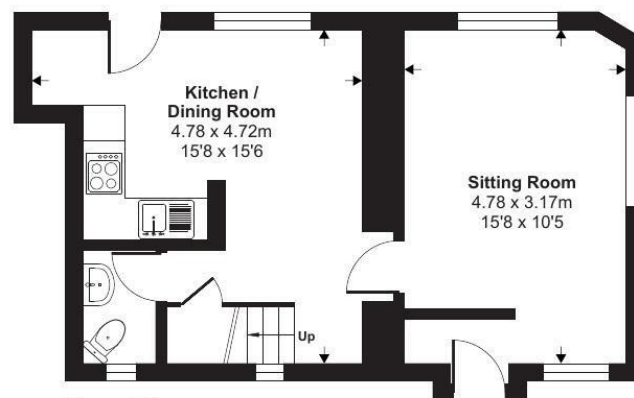


Approximate Area = 880 sq ft / 81.7 sq m
 Outbuilding = 199 sq ft / 18.5 sq m
 Total = 1079 sq ft / 100.2 sq m

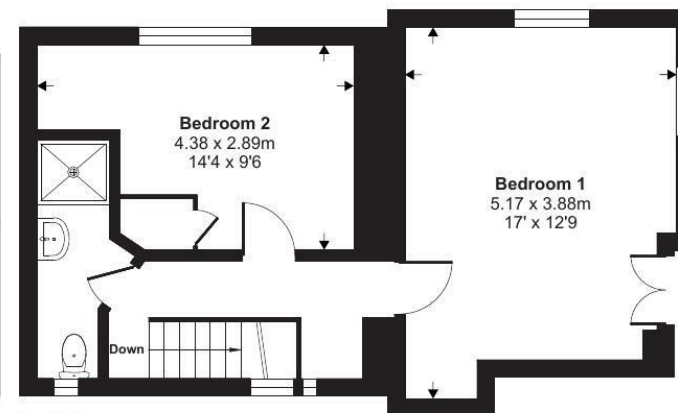
For identification only - Not to scale



Outbuilding



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1291206

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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