



Applegarth



Applegarth Village

Christow, Exeter, EX6 7LY

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

A substantial family home with annexe, gardens, and an orchard in the heart of the village

- Substantial family house
- Dartmoor National Park
- Detached House
- Large, well maintained gardens
- Council tax band: F
- Sought-after village location
- 4-6 bedrooms
- Annexe
- Freehold
- EPC: E

Guide Price £850,000

SITUATION

Christow is a vibrant and welcoming village set in the scenic Teign Valley within Dartmoor National Park. It offers essential amenities like a community shop and weekly post office, and is served by reputable primary schools in Christow, Dunsford, and Doddiscombeleigh. Exeter, just a short drive away, provides access to top schools like Exeter School and The Maynard, as well as the highly regarded Exeter University. The village has an active church and a lively community with a variety of sporting, social, and cultural events. Dining options include the popular The Artichoke Inn in Christow and several nearby pubs such as the Teign House Inn and the Bridford Arms. Excellent transport links include the M5 just 8 miles away and rail services from Exeter's four main stations.



THE HOUSE

Applegarth is a spacious and versatile family home in a private, elevated position at the heart of Christow, opposite St. James' Church. Designed for flexible living, it includes a self-contained annexe and well-proportioned rooms ideal for multi-generational use. Despite its central location, the property enjoys peace and seclusion, with far-reaching views over the village and Teign Valley. The generous accommodation features a double-aspect sitting room with high ceilings, a wood-burning stove, and French doors opening to a balcony. The updated kitchen/breakfast room also opens onto a large south-facing terrace—perfect for entertaining. Upstairs, the principal bedroom suite impresses with a triple aspect, balcony access, and a stylish en suite. At garden level are a utility room, games room, three further bedrooms (one en suite with dressing room), a family bathroom, and a converted loft space suitable as a study or additional bedroom.

ANNEXE

The self-contained annexe, formerly a garage, includes a kitchen, shower room, sitting room, and bedroom. This space is ideal for guests, dependent relatives or as a potential holiday let, and could be reinstated as a garage if preferred.

GARDENS AND PARKING

The grounds extend to approx 0.38 acres with lawns front and rear. The private, south-facing rear garden features a terrace, banked lawns, and a separate orchard with soft fruit trees.

SERVICES

Mains electricity, water and drainage.

Oil central heating. Woodburner.

Broadband:

Basic - 15 Mbps

Superfast - 80 Mbps

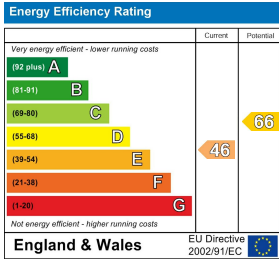
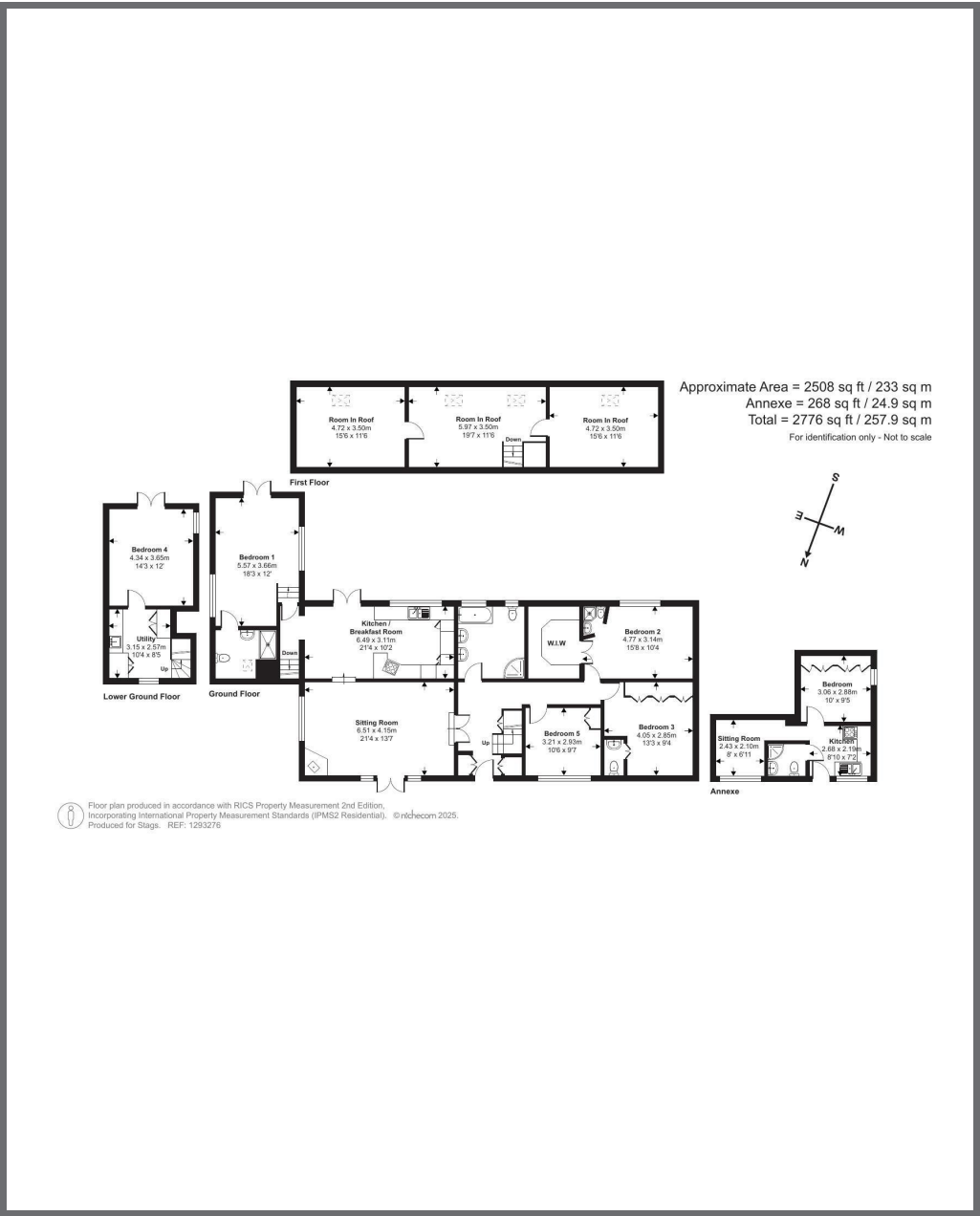
DIRECTIONS

From Exeter, take the B3212/Cowick Street past St. Thomas station and continue to follow the B3212 for 5.8 miles, before turning left onto the B3193. After 1.5 miles, at the junction, turn left to stay on the B3193, then after a further 1.3 miles, turn right onto Village Road. You will find the property on the left opposite the village Church.

What3words - colonies.observers.golf



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