



Shire Cottage





# Shire Cottage

Great Leigh, Doddiscombsleigh, Devon, EX6 7RF

Doddiscombsleigh (1 mile), Exeter (7 miles)

A beautifully situated family home with 10.62 acres set in a peaceful yet accessible rural location, just outside a highly desirable Teign Valley village.

- Beautiful positioned family home
- 3 bedrooms
- Spacious reception rooms
- Garden and grounds (10.62 acres)
- Council tax band: D
- Popular Teign Valley location
- Far reaching rural views
- Private parking and garage
- Freehold
- EPC: F

Guide Price £675,000

## SITUATION

This beautifully presented family home is part of the Great Leigh farmstead, tucked away in a peaceful, secluded corner of the Teign Valley, just a mile from the sought-after village of Doddiscombsleigh. This charming village boasts a close-knit community, a church, a primary school, and the renowned pub, The Nobody Inn. Situated on the eastern side of the valley, just beyond the boundary of Dartmoor National Park, the area is celebrated for its stunning landscapes and abundant opportunities for outdoor pursuits such as walking, horse riding, fishing, and cycling. Nearby, the village of Lower Ashton offers further amenities, including a highly regarded pub/restaurant and a post office.





## DESCRIPTION

Thoughtfully extended and sympathetically renovated by the current owners, this charming residence offers stylish and versatile accommodation arranged over two floors. Set within stunning gardens, with adjoining paddocks and woodland extending to approximately 10.62 acres, the property enjoys an idyllic countryside setting whilst remaining well connected.

A private parking area gives access to the entrance hallway, which in turn leads to a well-appointed utility room, a separate WC/shower room, and the heart of the home, a superb open-plan kitchen/breakfast room. This vaulted space features contemporary wall and base units, a wood-clad feature wall, a woodburner, and French doors opening onto a raised terrace, perfect for entertaining or enjoying the surrounding views.

From the kitchen, doors open into a dual-aspect dining room/snug and beyond into a generous sitting room. This inviting space benefits from exposed ceiling beams, a character fireplace with woodburner, and a stable door leading directly to the terrace. Off the sitting room is the original front porch, which offers a WC with basin, a useful storage cupboard, and a further external door to the driveway.

Stairs rise from the sitting room to the first-floor landing, where there is a family shower room, two well-proportioned double bedrooms enjoying views over the gardens, and an impressive principal bedroom completing the accommodation.

## GARDENS AND GROUNDS

Approached from the lane, a generous parking area lies to the left of the property, positioned in front of an attached garage.

To the rear of the property and accessed from both the kitchen and sitting room is a raised decked terrace with uninterrupted views over the surrounding countryside. From the terrace, granite steps descend to the landscaped gardens, which feature gently sloping lawns interspersed with a variety of mature and colourful trees, shrubs, and well-stocked flowerbeds and poly tunnel.

The gardens continue down to a charming brook, beyond which lies a large and productive orchard. Beyond the orchard, a sloping paddock extends down to a level lawn, offering a perfect space for recreation or potential equestrian use. Both the orchard and paddock benefit from separate access from the driveway. A small coppice area completes the grounds.

In all, the property extends to approximately 10.62 acres and, thanks to its elevated and private position, enjoys wonderful, far-reaching views across the surrounding countryside.

## SERVICES

Mains electricity. Shared private water. Shared private drainage (newly installed water treatment plant).

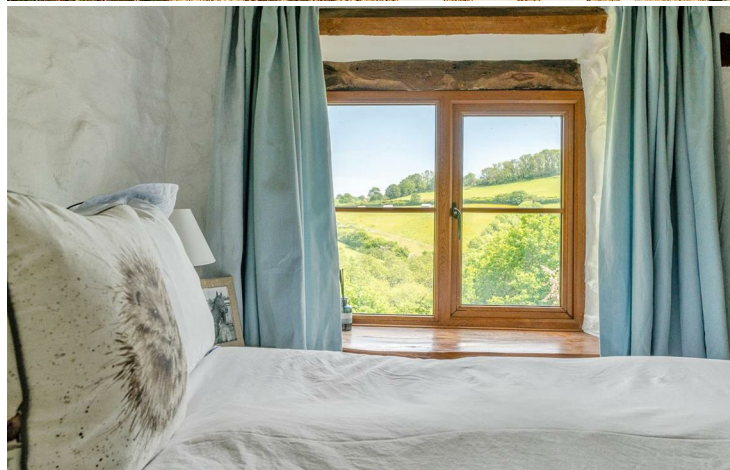
Broadband - BT 14mbps

## DIRECTIONS

Exit the A38 at Exeter Racecourse and follow the signs for Doddiscombsleigh. Continue into the village centre and by The Nobody Inn turn left taking the country lane out of the village. After approximately 1 mile the turning to Great Leigh is on the right, proceed down the lane into the courtyard and Shire Cottage is immediately on the left hand side.

## AGENTS NOTE

The vendor has advised that the neighbours share access to the septic tank.





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		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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