



Dunsford Hill House







Dunsford Hill House Dunsford Road

Exeter, Devon, EX2 9PW

Exeter City Centre (2 Miles), St Thomas train station (1.1 Miles), Ide (0.8 Miles)

An impressive four-bedroom family home in an elevated position with stunning countryside views, beautifully maintained gardens, and excellent access to the city.

- No onward chain
- Well maintained tiered rear garden
- Integral garage with separate utility room
- Family home in elevated position
- Freehold
- Panoramic countryside views
- Large driveway with parking for several vehicles
- Cul-de-sac location close to Exeter and Ide village
- EPC band: D(67)
- Council tax band: F

Guide Price £800,000

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SITUATION

Tucked away in a private cul-de-sac on the western fringes of Exeter, Dunsford Hill House enjoys a superb elevated position with panoramic views over the rolling Devon countryside. The property lies just two miles from Exeter city centre, with easy access to major routes including the M5, A30, and A38.

Exeter offers a comprehensive range of amenities including excellent schools, shopping, dining, sporting facilities, a picturesque quay, and the renowned cathedral and university. Regular rail links to London and an international airport further enhance connectivity. The property is also within walking distance of the desirable village of Ide, which offers a vibrant community, two pubs, a primary school, a church and a well-stocked village shop.

DESCRIPTION

Dunsford Hill House is a substantial and beautifully presented detached family home, set in a generous plot with well-tended gardens and outstanding views. This unique property combines elegant living spaces with generous proportions and offers flexibility for modern family life. Highlights include a grand sitting room, spacious kitchen/breakfast room, a loft room ideal for office or hobby use, and four good-sized bedrooms. The landscaped rear garden has been thoughtfully designed and maintained by the current owner and offers a tranquil and productive outdoor space.

ACCOMMODATION

The property is approached via a private driveway leading to a generous parking area with space for several vehicles and access to the attached garage.

Upon entering through the wooden front door, you are welcomed into a grand entrance hall featuring attractive wood panelling and a staircase rising to the first floor. Off the hallway is a cloakroom and WC, providing useful facilities for guests. The principal reception space is the sitting room which is a beautifully appointed room with further wood panelling, a feature fireplace, and large glazed sliding doors that frame the outstanding countryside views to the rear. The sitting room opens through to the formal dining room, ideal for entertaining, and also enjoying views over the garden and landscape beyond. A doorway leads from the dining room into the kitchen/breakfast room, which is well appointed with a range of fitted units, ample worktop space, and a walk-in pantry. There is also space for a smaller breakfast table. Beyond the kitchen is a delightful snug, offering an additional reception space with a window to the rear. At the far end of the kitchen, a door gives access to the integral garage, which offers excellent storage or workshop space, and leads into a separate utility room fitted with a sink, additional storage cupboards, and plumbing for white goods.

On the first floor, the landing gives access to four double bedrooms. Three of the bedrooms enjoy spectacular rear-facing views across the surrounding countryside. Bedroom one is of particularly generous proportions and benefits from a shower and wash basin within the room. The remaining bedrooms are served by a well-appointed family bathroom and a separate WC. A further staircase rises to the second floor, where a large loft room provides excellent storage and potential for a variety of uses and (noting some areas of restricted head height) could have the potential to be bedrooms, subject to necessary planning.





OUTSIDE

To the front of the property is a large parking area with space for multiple vehicles, as well as access to the garage. The rear garden is a particular feature, thoughtfully landscaped and tiered to create a series of garden spaces and productive planting areas. Immediately behind the house is a level lawn with a charming feature pond. Beyond this, the garden slopes gently down through attractively planted terraces and vegetable beds, all benefitting from the far-reaching countryside views. The garden has been lovingly maintained by the current owner.

SERVICES

Utilities: Mains Gas, Water and Electricity

Drainage: Private drainage in the form of a septic tank - buyers should make their own assessment.

Heating: Gas Central Heating.

Tenure: Freehold

EPC band: D(67)

Current Council Tax: F

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTES

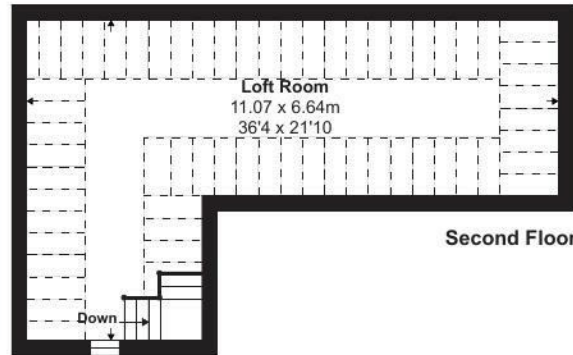
The vendor has advised that subsidence was identified in 1992, after which remedial works were carried out, including the installation of reinforced concrete piles and structural slabs.

Please also note there are a number of restrictive covenants, please enquire with the agent for further information.

DIRECTIONS

From Exeter city centre, head out along Western Way towards the Exe Bridges roundabout. Take the second exit onto Cowick Street and continue straight through the shopping area. At the crossroad traffic lights, proceed straight ahead onto Dunsford Hill. Continue up the hill, passing a corner shop on your left. As the road begins to descend, turn left onto a private drive. Dunsford Hill House will be found shortly on the right-hand side.

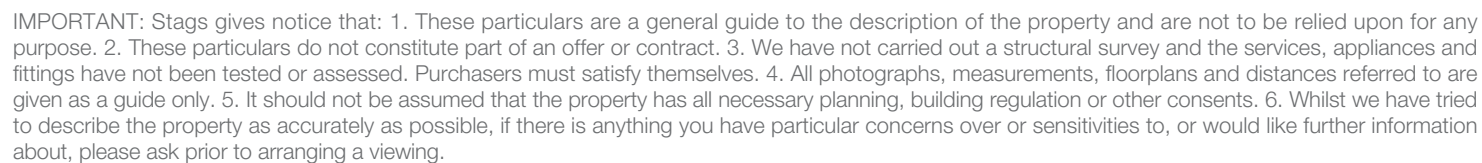
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1318786



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(11-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		67	78
<p>England & Wales</p>		EU Directive 2012/91/EC	