



Barn View, Doddiscombsleigh, Devon





A recently built, **energy efficient** modern family home with uninterrupted views across the Teign Valley.

Summary of accommodation

Five bedrooms | Five bathrooms (three en suite) | Five reception rooms | Double garage

In all about 1.61 acres (0.65 hectares)

Distances

Haldon Forest Park 0.7 mile, Christow 4 miles, Exeter city centre 6.5 miles

Exeter St. David's station 6.5 miles (Paddington 2 hours 10 minutes and Waterloo 2 hours 46 minutes)

Dartmoor National Park 10 miles, Dawlish Town Beach 11.5 miles

Exeter Airport 13 miles (London City Airport 1 hour)

(All distances and times are approximate)



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Location

Barn View backs onto woodland and overlooks the lush Teign Valley spread out below. The valley falls within the East Devon Area of Outstanding Natural Beauty with the Dartmoor National Park close by and the Haldon Forest Park almost on its doorstep.

The property is just two miles from the popular Nobody Inn (Tripadvisor 4.5/5) and there are excellent local amenities in the nearby village of Christow, which has a village shop, doctor's surgery and primary school. Exeter is within easy reach and has an excellent array of shopping, business and cultural amenities befitting a university and cathedral city.

The property has access to nearby transport links with direct rail services from Exeter St Davids to both Paddington and Waterloo and Exeter Airport (15.5 miles) has a 1 hour service to London City Airport. There is a wide choice of popular schools locally from both the state and independent sectors.

These include a wide choice of village primary schools, all OFSTED rated Good or Outstanding, and private schools including Exeter Cathedral School, Exeter School and The Maynard, all within a 6 mile radius.



The property

There is no mystery as to how Barn View came by its name. Set on a ridgeline backing onto woodland, the property looks out over the beautiful Teign Valley with wonderful and unimpeded views across a swathe of one of the prettiest parts of Devon to the western side of Dartmoor in the distance.

The property provides 4,685 sq ft of living space and was designed with two clear objectives: to make the view as visible from as many parts of the property as possible and to make it extremely energy efficient. To that end the property faces south and west towards the view capturing the best of the daylight throughout the day through wide, tall windows that extend from floor to ceiling on the ground and first floors.

The exterior of the house is clad with both composite stone and wood cladding to minimise maintenance and protect against the worst of the British weather and the property is insulated to an extremely high standard.

The ground floor is dominated by a magnificent room that combines the kitchen living and dining area into a single family-centric space. The kitchen itself is fully fitted with contemporary units including a large central island and a range of built-in electric appliances.

The basement floor directly below the ground floor incorporates a centrally positioned games room, gym with adjacent shower room and a fantastic cinema fitted with two rows of tiered seating under a planetarium arched ceiling.

The first floor contains a total of four double bedrooms. The principal bedroom has the best views of all with floor to ceiling windows on two sides and an en suite bathroom. The guest bedroom has a good-sized en suite shower room and the two remaining bedrooms share the large family bath and shower room.

There is an upper floor in the roof space incorporating a Walk-through home office leading to a further double bedroom with en suite shower room.

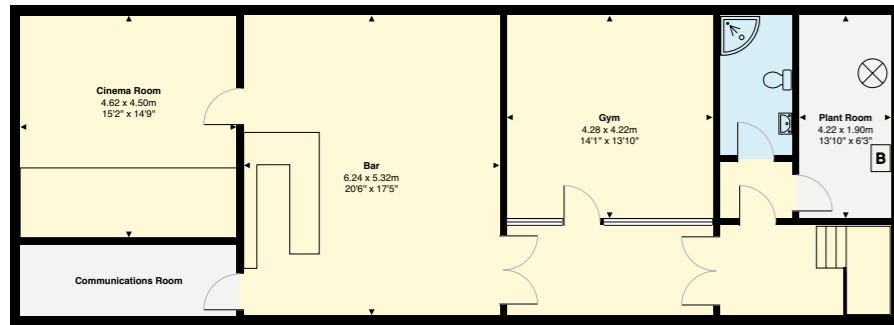
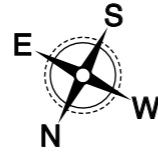


Approximate Gross Internal Floor Area

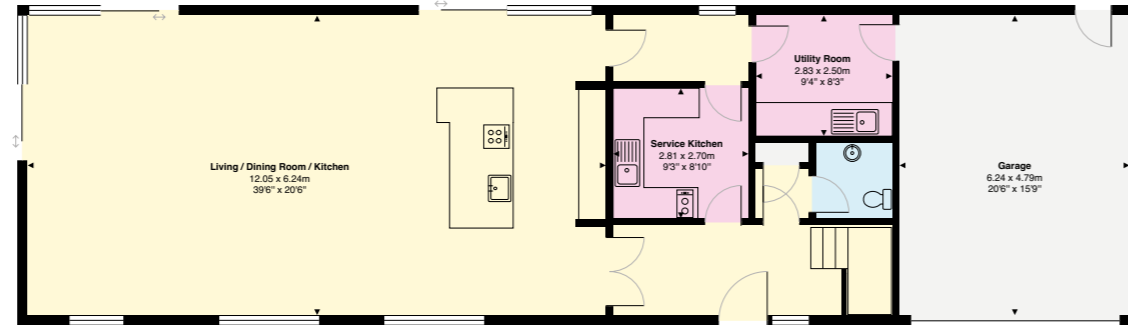
435.3 sq m / 4685 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

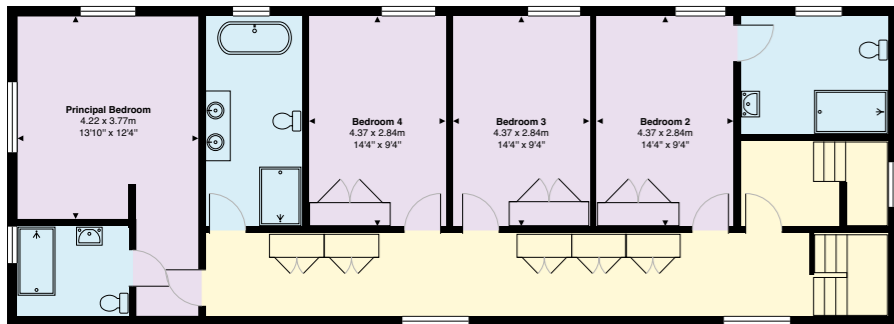
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



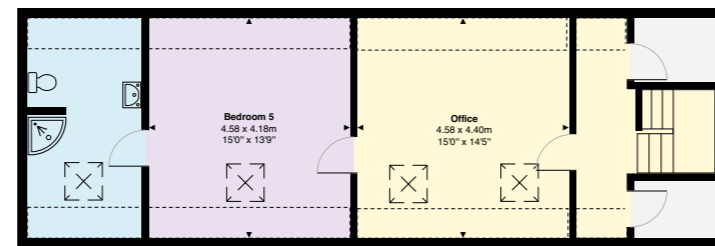
Basement
Area: 113.2 m² ... 1218 ft²



Ground Floor
Area: 143.3 m² ... 1542 ft²



First Floor
Area: 113.2 m² ... 1218 ft²



Second Floor
Area: 65.6 m² ... 706 ft²





Garden

Barn View is approached off a little-used country lane and accessed via a driveway shared with the neighbouring property. A length of private drive with an electric gated entrance then sweeps round into a courtyard encompassing a tarmac parking area with ample space for several vehicles, adjacent lawn and the property's attached double garage and garden store. The property's garden itself extends out on two sides barn to the west and south, along with an additional area alongside the driveway. As a recently built property the eventual design of the garden plus any landscaping required has been left to the new owners. In the interim the garden is now a blank canvas consisting of a newly established lawn with a wide, deep paved terrace, with direct access to the kitchen/living room and an adjacent barbecue area on one side. In all the garden and grounds amount to about 1.61 acres (0.65 hectare).

Services

Mains electricity. Private water (bore hole) and drainage (treatment plant). Central heating provided through an air source heat pump.



Directions (Postcode EX6 7BX)

what3words///shield.ocean.family

Travelling southwest along the Devon Expressway/A38 take the exit signed to Exeter Racecourse and Dunchideock. At the roundabout at the bottom of the slip road take the second exit, signed to Exeter Racecourse. Continue for just over 2.5 miles and then turn left, signed to Longdown. The property will be found on the left after about 300 yards, just before the lane enters the woodland.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council (www.teignbridge.gov.uk)

Council Tax: Band G

EPC Rating: B

Guide Price: £1,750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated October 2023. Photographs and videos dated October 2023.

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