



Lillies, Christow, Devon





A fine and very well presented contemporary family house set in over 2.6 acres with lovely views of Dartmoor.

Summary of accommodation

Hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Boot room

Principal bedroom suite with en suite dressing room and en suite bath and shower room
Guest bedroom with en suite shower room | Two further double bedrooms | Family bath and shower room | Two balconies

Triple garage with first floor studio with integral shower and WC | Parking | Garden
Vegetable garden | Paddock | Woodland

In all about 2.67 acres (1.08 hectares)

Distances

Christow village centre 0.7 mile, Moretonhampstead 6 miles, A38 Devon Expressway

7 miles, A30 8 miles, Junction 31 M5 10 miles, Exeter city centre 10 miles

Exeter St. David's station 10.5 miles (Paddington 2 hours 10 minutes/Waterloo 2 hours

46 minutes), Exeter Airport 15.5 miles (London City Airport 1 hour)

Newton Abbot station 12.5 miles, Dawlish beach 16.5 miles

(All distances and times are approximate)



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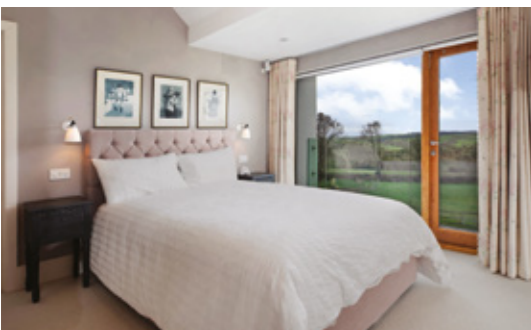
Location

Tucked away but not isolated, Lillies is situated within the Dartmoor National Park on the western side of the pretty Teign Valley, looking across the valley towards Doddyscombsleigh and close to the Tottiford and Kennick reservoirs. The centre of the thriving village of Christow is just three quarters of a mile away and contains excellent amenities including a church, primary school, pub and community hall, with regular bus services to local schools and Exeter. The village also hosts a traditional rural village show every year (see www.christowshow.org). There are more extensive facilities to be found in the nearby moorland town of Moretonhampstead or in Exeter city centre. There are also good nearby transport links with regular rail services from Exeter St Davids to both Paddington and Waterloo and Exeter Airport offers national and international connections including a regular service to London City Airport. There is a wide choice of schools locally including the primary school in the village (Ofsted rated Good) and several popular independent schools, including Exeter School, Exeter Cathedral School and The Maynard.



The property

The house has a striking, contemporary design featuring exterior walls covered with white-painted render between areas of honey-coloured stone, all sheltering under a slate roof with deep eaves. The interior employs open space combined with full height, floor to ceiling windows to provide a light and airy feel throughout the house. In addition, all the reception rooms and bedrooms face either north-west or north-east looking out on the view whilst remaining cool in summer. The sitting and dining rooms are inter-connected to one another and to the kitchen/breakfast room in an open plan arrangement, with a compact study off the former. Both have sliding French windows opening to the paved terrace outside, which allows the house to be opened out to the garden in fine weather. They also have oak floors and each share an exposed stone wall with a double sided fireplace. The kitchen/breakfast room is also good-sized with plenty of space accommodating a large central island with a long, wide oak work surface for in-kitchen dining. It is also fitted with a slate-tiled floor and farmhouse-style units incorporating a range of built-in electric appliances.



Upstairs there are a total of four double bedrooms off the part-galleried landing. The principal bedroom suite incorporates a large en suite dressing room equipped with built-in wardrobes and a separate, en suite bath and shower room. The guest bedroom also has an en suite shower room, whilst the remaining two bedrooms share the family bath and shower room. In addition, the principal bedroom has its own balcony with views over the garden and grounds to Dartmoor in the distance. Two of the other bedrooms and the dressing room also have access to a separate, adjacent balcony that shares the view.

Garage block, garden and grounds

Lillies is down a narrow lane with a turn-off just beyond the house into a large gravelled parking area, where there is space for several vehicles. To one side is a triple garage block incorporating a studio with an integral shower and WC in the roof space. Behind the garage block there is a small area of woodland and beside it a vegetable garden incorporating raised beds. The garden extends around the house primarily on its east side where a paved terrace overlooks a lawn bound on its open side by post and rail fencing with a large paddock on the far side bounded by a stream on the northern side.

There is a further paved terrace at the front of the house, which is west-facing and enjoys the evening sun. In all the garden, pasture and woodland amount to about 2.67 acres (1.08 hectares).

Services

Mains water and electricity. Private drainage. Oil-fired underfloor heating throughout. Solar water heating. EV charging point. Wood-fired pizza oven.

Directions (Postcode: EX6 7PG)

From the A38, head north on the B3193, signed to Christow. After 5 miles turn left (signed Christow) into Village Road. After a third of a mile bear right by The Artichoke Inn, staying on Village Road. Continue for another 100 yards to a crossroads and then turn left up onto Dry Lane. Drive for another third of a mile before turning left opposite the telephone box signed to Moreton and Torquay reservoirs. Keep right and travel along the lane for a further third of a mile and then turn right down a narrow tarmac lane between Crantock and Little Lillies. The property will be found on the right after about 60 yards.

Property information

- Tenure:** Freehold
- Local Authority:** Teignbridge District Council
- Council Tax:** Band G
- EPC Rating:** C
- Guide Price:** £1,500,000

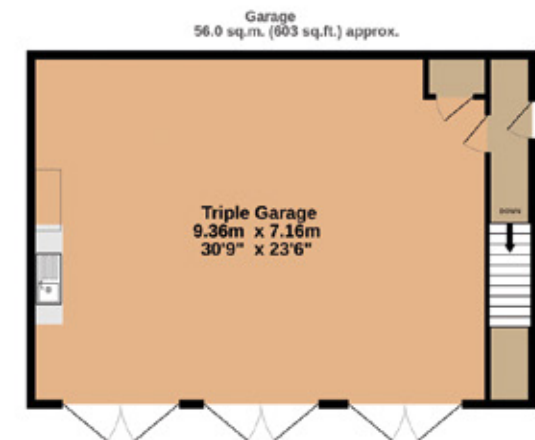
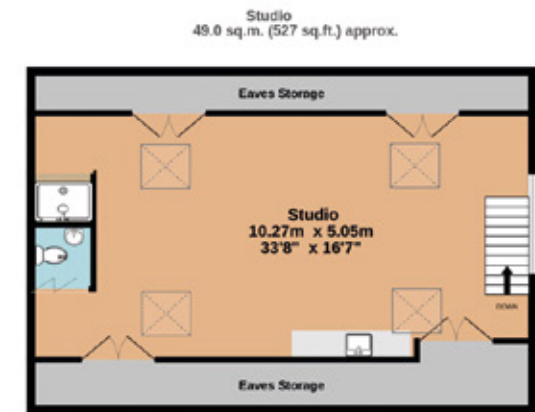
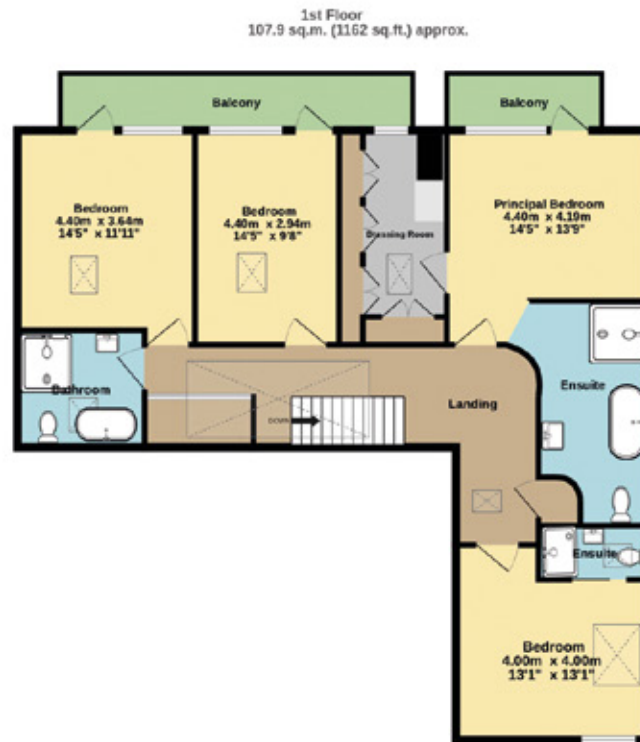


Approximate Gross Internal Floor Area

320 sq m (3445 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/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



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.

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Particulars dated March 2024. Photographs and videos dated March 2024.

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