



Applegarth, Christow, Devon



A really exciting family home set in the middle of this pretty village with 1¼ acres of grounds

Living in Christow represents a great lifestyle investment, located in a prominent position in the middle of the pretty village situated in the heart of the enduringly popular Teign Valley. The village has an active and thriving community supported by a great range of facilities including a fabulous primary school, community shop and the ever-popular village pub. There is also a GP surgery, a sport field with a tennis club, skate park and BMX track, and a modern community centre, which hosts a variety of different activities. The Teign Valley is renowned for its beauty and encourages its lucky residents to enjoy an unrivalled quality of life. A ribbon of pretty villages cling to the banks of the River Teign, each with their own pub often serving delicious food - peace and tranquillity belong here.

Those seeking a more active lifestyle will enjoy Haldon Forest perfect for mountain biking, running and riding. Not far away is the 18-hole Teign Valley Golf Club. The River Teign and the nearby Kennick Reservoirs provide excellent fishing, as well as several local cricket clubs and excellent sailing along South Devon's coast and rivers.



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EPC

E

Tenure

Freehold

Local Authority

Teignbridge District Council

Council Tax

Band F



Exeter is around 10 miles away, offering a wide choice of cultural activities with theatres, a museum, an arts centre and a wealth of good restaurants and shopping opportunities including John Lewis and Waitrose. Educational facilities in the area are second-to-none, with local primary schools at Christow, Dunsford and Higher Ashton. There's also a full-range of secondary schools nearby, often served by buses, including Exeter School, Exeter College, The Maynard and Stover School, whilst Exeter University is recognised as one of the best universities in the country.

The property

Applegarth is a spacious family home, with hugely flexible accommodation currently providing multi-generational living. Enjoying enormous privacy despite its central village location opposite the parish church of St. James the Apostle, the elevated position also allows lovely views from the property and particularly from the gardens across the village and countryside of the Teign Valley beyond.

From the driveway, steps rise to the front door and lead into a welcoming entrance hall. There is an impressive double-aspect sitting room with tall ceilings, a warming woodburner and a balcony to the front, overlooking the church. The kitchen is a recent affair with plenty of space for a breakfast table for French windows open to the terrace beyond. Further stairs lead to the principal bedroom suite, which is a stunning triple-aspect room with a picture window overlooking the terrace and doors leading to a balcony/bridge. This room has a very glamorous en suite bathroom. Downstairs is a utility room. Beyond this is a games room. At the other end of the house is an impressive family bathroom. There is a further imperative bedroom with en suite shower room as well as dressing room.

There are a further two bedrooms upstairs, along with a converted loft with Velux windows. There is a self-contained annexe with separate kitchen, shower room, sitting room and bedroom. The annexe was formerly a garage and could be re-converted, if preferred.



Gardens and grounds

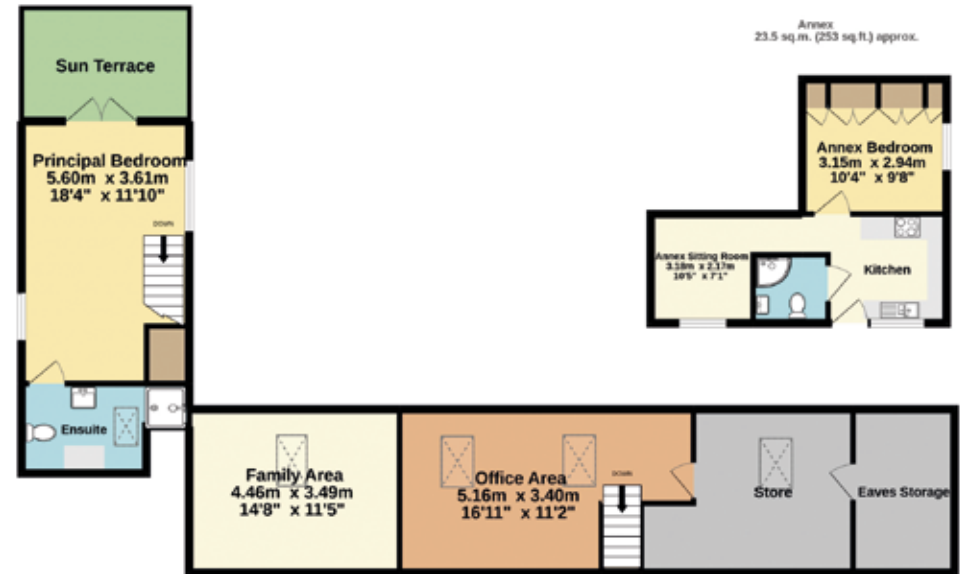
The house is set in 1.22 acres, with lawned areas to the front and the rear. The rear garden is south-facing and enjoys plenty of privacy. A large terrace with a pergola leads to a banked lawn area and a separate orchard with soft fruit trees. Above the property is a large level paddock which is well ring-fenced with a five-bar gate and vehicular access (by arrangement).



Approximate Gross Internal Floor Area

2,672 sq ft / 248.2 sq m

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.



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I would be delighted to tell you more

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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 February 2022. Photographs dated February 2022.

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