



BYTEIGN LODGE

Lower Ashton, Devon



A CHARMING HISTORIC LODGE WHICH HAS NOW BEEN TOTALLY RESTORED AND EXTENDED.

This historic lodge was part of the Canonteign Estate. It housed the coachman whose duty was to meet guests at Ashton Station and transport them up the drive to the main Canonteign House.

Nestled in the heart of the village of Lower Ashton, this enchanting home offers attractive accommodation, providing an idyllic and secluded rural setting just eight miles from Exeter's bustling city centre. Here, you can enjoy the best of country living while having convenient access to vibrant city amenities and exceptional transport links.

Summary of accommodation

Ground Floor: Kitchen/sitting/dining room | Utility | Cloakroom | Two bedrooms | Bathroom

Outside: Garage | Garden

In all about 0.74 acres

Distances: Kingsteignton 8.0 miles, M5 (Jct 31) 8.5 miles, Exeter St Thomas Station 9.6 miles
Exeter city centre 9.8 miles, Exeter St David's Station 10.5 miles, Exeter Airport 15.0 miles
(All distances and times are approximate)

Guide price: £500,000



LOCATION

Lower Ashton captivates with its beautiful rural setting. A local pub is within a pleasant stroll from your doorstep, complemented by another quaint establishment in nearby Christow. The village is equipped with a medical centre, a community hall, and a village hall. Just five miles away, in Chudleigh, you'll find everyday necessities, including local shops, two supermarkets, and a leisure centre.

For urban conveniences, the southwestern suburbs of Exeter are nearby, offering seamless access to further amenities. Exeter's city centre is a treasure trove of shopping, dining, and entertainment—explore the historic Quayside, the majestic cathedral, and the lively Princesshay Shopping Centre.

The surrounding areas provide diverse options, from horse riding and sailing to hiking the iconic Jurassic Coast. Experience stunning walking and cycling trails on the nearby Dartmoor National Park, with several sandy beaches easily accessible.

The property has direct access to the Teign Valley golf course, perfect for golf enthusiasts looking to indulge in their passion.

Exeter offers excellent transport connectivity. The city's four mainline train stations are within five miles, providing regular services to nearby smaller cities, as well as Bristol, Plymouth, and London Paddington. Road travel is a breeze with the A30 and M5 offering direct routes to the national motorway network, and Exeter International Airport ensures easy local and international flights.

The region boasts a high standard of both private and state education. Christow Primary School and other village schools offer excellent primary education, while secondary state options are available in Kingsteignton and Exeter. The city further enhances educational prospects with esteemed independent schools, like St Wilfrid's School.



THE PROPERTY

This property presents a perfect blend of serenity and convenience, making it an ideal choice for those seeking a peaceful yet connected lifestyle.

Nestled in a picturesque rural setting near the quaint village of Lower Ashton, Byteign Lodge invites you to a realm of historic charm and contemporary elegance. This recently renovated two-bedroom lodge, featuring stunning contemporary décor, sits adjacent to the serene Teign Valley Golf Course, offering direct gate access to golfing heaven.

Approaching the lodge, you are greeted by classical rendered elevations that promise both grandeur and intimacy. Step inside and discover an alluring blend of modernity and timeless character; exquisite sash windows and majestic timber ceiling beams pay homage to the lodge's heritage.

Be captivated by the main reception area—a magnificent open-plan sanctuary that harmonizes a 26ft kitchen, a comfortable sitting space, and a refined dining area. Imagine wood underfoot and your gaze lifted by the vaulted ceiling with painted eaves, imbued with warmth by the woodburning stove. Sunlight pours through southwest skylights and expansive sliding glass doors, seamlessly merging indoor luxury with the natural beauty of the rear patio. It's the ultimate venue for unforgettable gatherings, where indoor comfort mingles with the refreshing alfresco breeze.

The kitchen appeals with its modern shaker-style units, elegantly finished in a chic grey, offering abundant storage and featuring a state-of-the-art range cooker with an extractor hood. The utility room is an organizer's dream, ensuring everything has its place with additional storage and appliance space.

Discover two impeccably-presented double bedrooms on the ground level. The larger room delights with dual aspect views that dance with daylight, while the second bedroom surprises with spacious fitted wardrobes. Completing the living spaces is a tasteful family bathroom with a separate shower unit, plus an additional cloakroom with a WC—bringing convenience and comfort together.

Byteign Lodge promises a sanctuary where history and modern luxury converge. Whether relaxing by the fire or enjoying a round of golf, this enchanting property provides a perfect retreat for those seeking tranquility with a splash of sophistication.

GARDEN & GROUNDS

Step into your private oasis, where the garden sprawls generously, capturing sunlight in every season. At the entrance, a charming five-bar wooden gate swings open to reveal a picturesque gravel driveway, offering ample parking and easy access to the detached garage.

As you wander towards the rear, the garden unfolds to the southwest, basking in sunshine from dawn until dusk. A delightful patio area invites you to enjoy al fresco dining beneath the sunlit sky, while beyond lies a lush, green lawn. Here, mature trees stand as graceful sentinels, casting dappled shadows and adding to the serene ambiance. Borders of flourishing hedgerows and the whispering woodland create a tapestry of vibrant colors and textures. A small stream runs along the end of the garden.

Nestled amidst this natural beauty is a quaint summer house, a secluded haven designed for relaxation. Surrounded by tall, majestic trees, it offers a sanctuary of calm and tranquility, where the rustle of leaves and nature’s gentle symphony provide the perfect backdrop for unwinding.

PROPERTY INFORMATION

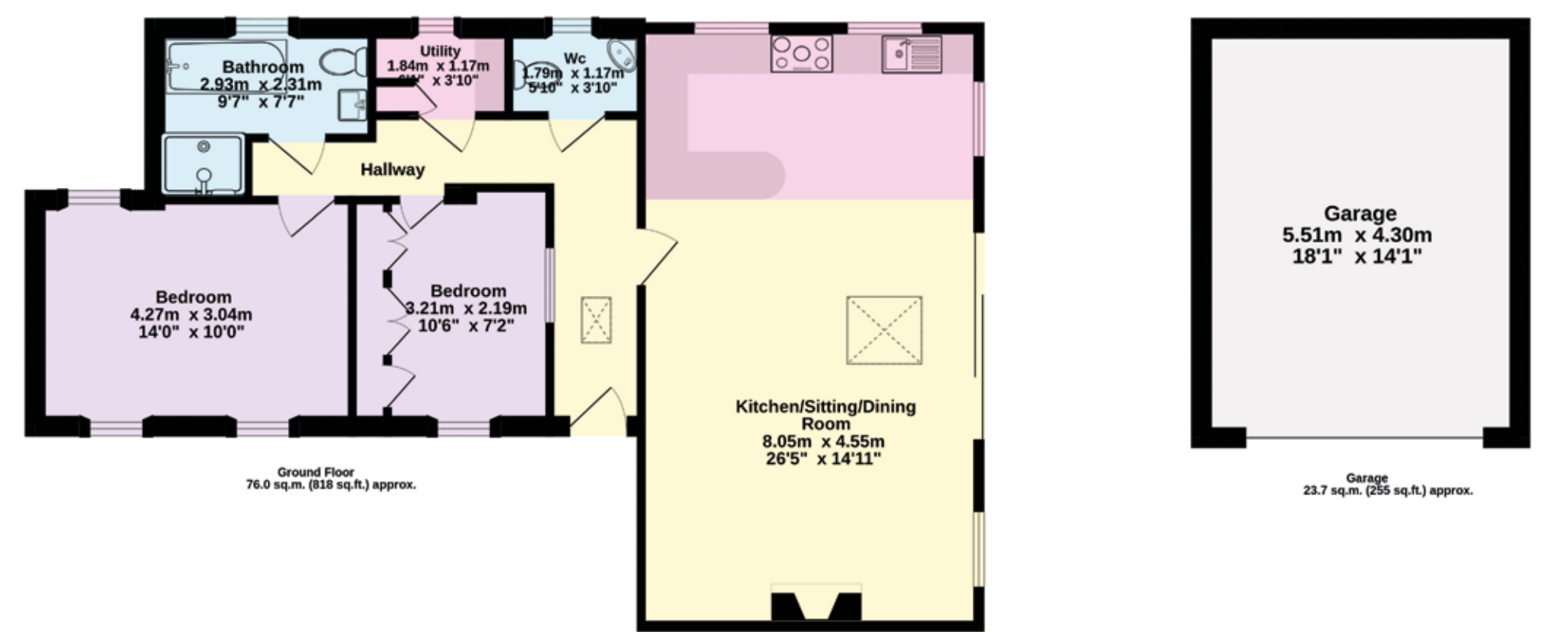
Services: Mains water, septic tank and calor gas.

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax band: C

Directions (Postcode EX6 7QH / what3words:///intersect.appear.liner)



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

Approximate Gross Internal Area
99.7 sq m (1073 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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