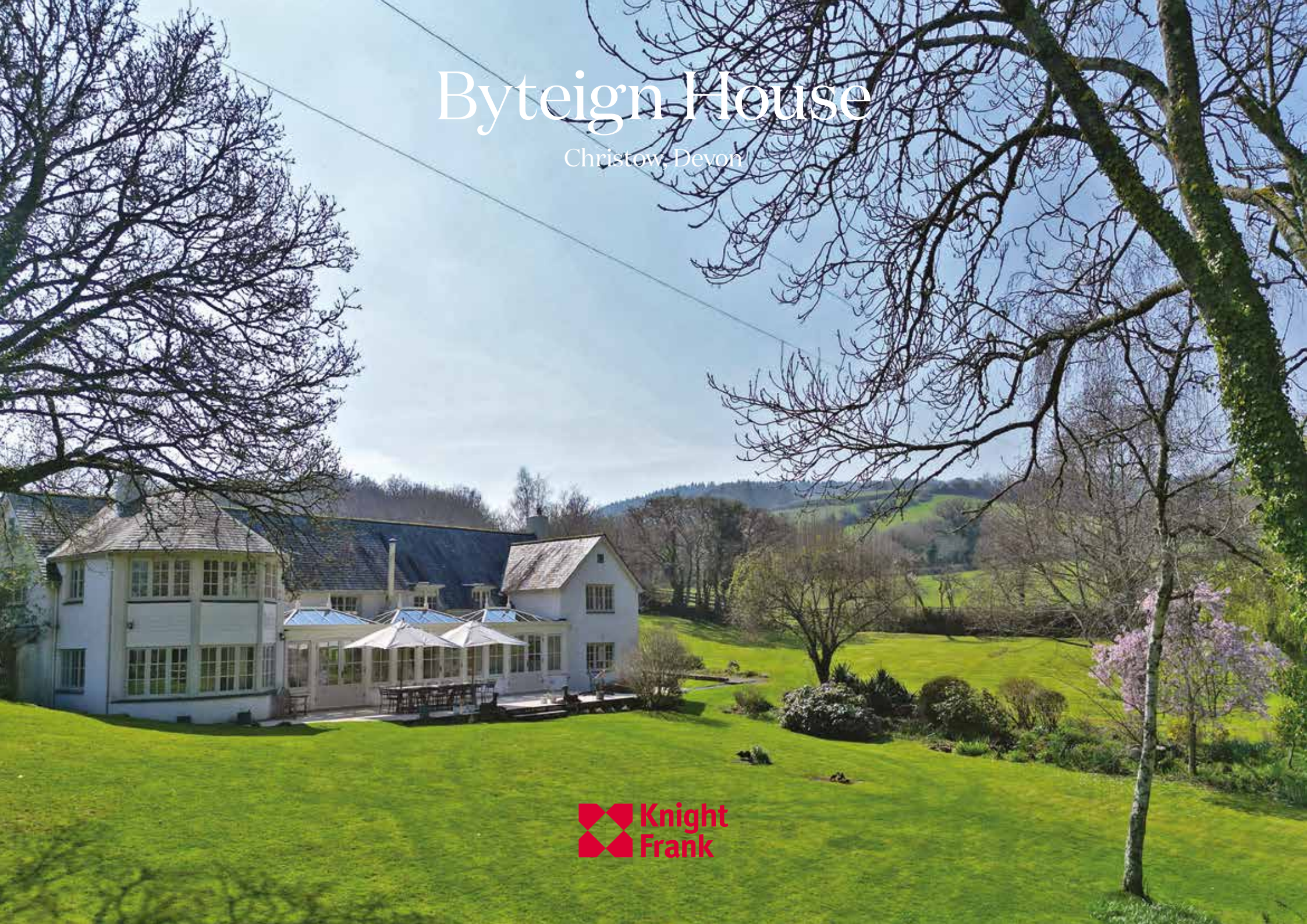


Byteign House

Christow, Devon





An immaculately presented period house, with later additions, of considerable character and style, in an idyllic Teign Valley setting, overlooking extensive gardens, grounds and woodland.

Christow 1 mile, Bovey Tracey 6 miles, Newton Abbot 10 miles, Exeter 11 miles
(All distances are approximate)


5


4


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Summary of accommodation

- Ground Floor: Drawing room | Orangery | Sitting room | Kitchen/breakfast room | Utility room | Secondary kitchen | Two cloakrooms
- First Floor: Study/sitting room | Principal bedroom/bathroom suite | Guest bedroom/bathroom suite | Three further bedrooms and two further bathrooms
- Outbuildings: Extensive garaging for multiple vehicles | Helipad | Range of outbuildings
- Gardens and Grounds: Extensive gardens and grounds including lake, garden lakeside office, stream, grassland and woodland

In all about 32.13 acres

Offers in excess of £2,500,000

Situation

Byteign House is situated within the beautiful Teign Valley, on the eastern edge of Dartmoor National Park. This is a gorgeous and unspoiled area of partially wooded, rolling hills, bisected by the River Teign and dotted with pretty villages, yet conveniently close to Exeter, the A38 etc.

The nearest village is Christow, just over a mile away, sitting high in the Teign Valley, close to Kennick and Tottiford Reservoirs, with breathtaking countryside all around. In the village is a church, primary school, community shop, post office and The Artichoke Inn, as well as a number of popular local pubs in and around the nearby villages. There is an active community, including the annual country show and, close by, is Canonteign Falls. About 0.6 miles from the house is Teign Valley Golf Club. The nearby moorland town of Bovey Tracey has a full range of local facilities including restaurants and cafés, a selection of independent shops and an active arts and crafts scene with studios and galleries.

Dartmoor covers 368 square miles and is the largest and wildest area of open countryside in the South of England. It is renowned for it's spectacular scenery, with heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers, and there are many opportunities locally for walking, cycling, fishing, riding etc.

There are private schools at Stover, near Newton Abbot, and Exeter and quick access, down the Teign Valley, to the A38 leading west to Plymouth, from where there are ferries to France and Spain, and east to the university and cathedral city of Exeter, with mainline stations with connections to London (Paddington and Waterloo), access on to the M5 motorway and an airport.



Byteign House

Byteign House is situated off a small country road in an idyllic location within the Teign Valley. It is a period house with later additions and is beautifully presented, with considerable character and style, mixing period charm with the comforts of modern living, and making full use of it's delightful location.

On the ground floor is the large main drawing room with exposed beams and fireplace with woodburner and carved stone surround and mantel. Double doors lead into the orangery, with stone paved flooring, providing a lovely light sitting/dining area connecting the house to the gardens.

Double doors from here open to the stone paved terrace enabling a delightful outdoor sitting and dining area overlooking the gardens and stream.

Also off the drawing room and orangery is the spacious fully fitted kitchen/breakfast room with stone paved flooring and wide bay overlooking the gardens and grounds.



There is another sitting room with woodburner and a secondary kitchen on the ground floor and two staircases rise to the first floor with study/sitting room also having the wide bay with a lovely outlook over the gardens and grounds, the principal and guest suites, three further bedrooms and two bathrooms.





Approximate Gross Internal Floor Area
248.5 sq m/3320 sq ft
Outbuildings = 489.1 sq m/5266 sq ft
Total = 737.6 sq m/8586 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.

Outbuildings

From the entrance driveway a spur leads to a parking and turning area and extensive garaging for multiple vehicles built into the hill. There is further garaging beside the house and another track leads down through the grounds to a helipad and a useful range of outbuildings.

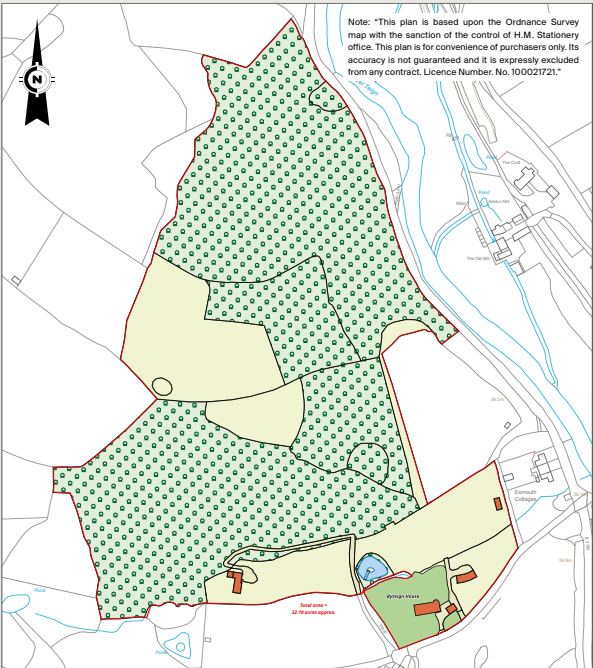
Gardens and grounds

The gardens and grounds are a particular feature of Byteign House, providing an idyllic setting for the house. The stone paved terrace off the orangery overlooks sweeping lawns with plant borders and ornamental trees, bisected by a small stream, traversed by a footbridge.

There are extensive areas of gently sloping or level grassland, including a small lake with island reached by a wooden walkway and overlooked by a small garden office with woodburner.

Adjoining the grounds is an extensive area of natural woodland, sloping down to the grassland and gardens.

There is also a garden office, further substantial outbuildings and stores, while the grounds extend beyond the gardens to fields and woodland.



Property Information

Services
Mains electricity and water. Private drainage.

Tenure
Freehold

Local Authority
Teignbridge District Council

Council Tax
Band G

EPC Rating
D

Directions
Postcode: EX6 7QH
What3words: /// backtrack.distanced.broke





Knight Frank Exeter

19 Southernhay East

Exeter

EX1 1QD

Louise Glanville

01392 423111

louise.glanville@knightfrank.com

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

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