



CLIFFORD BRIDGE HOUSE, DREWSTEIGTON



CLIFFORD BRIDGE HOUSE

DREWSTEIGNTON • DARTMOOR • DEVON • EX6 6QE

This stunning Dartmoor farmhouse effortlessly blends rustic charm, beautifully restored but still with more potential if required. Offering five bedrooms in the main house and a detached two bedroom cottage all set in some 1.5 acres of gardens and woodland with the most fantastic walking and riding right on your doorstep.

Whether you're seeking a peaceful countryside retreat or a functional family home, for multi generational living or income potential, this property promises a unique and versatile living experience for all.



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Your attention is drawn to the Important Notice on the last page of the text

KEY FEATURES

- **Peaceful Countryside Retreat:** Enjoy tranquillity and natural beauty in a secluded setting.
- **Functional Family Home:** Spacious interiors and multiple bedrooms cater to family needs.
- **Multi-Generational Living:** Detached cottage provides a separate living space for extended family.
- **Income Potential:** Opportunity to generate rental income from the detached cottage.
- **Outdoor Lifestyle:** Direct access to superb walking and riding trails, enhancing the rural living experience.

Nestled in the heart of Dartmoor, the property features a five-bedroom main house and a detached two-bedroom cottage, all set within approximately 1.5 acres of gardens and woodland. This fabulous farmhouse is ideal for those seeking a peaceful countryside retreat or a functional family home. Whether for multi-generational living or income potential, this property promises a unique and adaptable living experience.





Welcome



Natural light floods the room through expansive windows and glass doors that lead straight to a garden paradise. Dark, sleek cabinets contrast with the white countertops, With the finishing element being a central island full of storage and framed with pendant lighting.

This kitchen isn't just about cooking - but the heart and soul of this home. With a dining area that offers a fabulous view, it's the perfect spot for family feasts and evening dining.

The kitchen is finished with stainless steel appliances and a range cooker.





This vast but elegantly designed living room features soft lime walls paired with white wainscoting, creating a really inviting atmosphere. The room is well lit by natural light from the large sash windows. This space offers a mix of traditional and contemporary elements, including a period fireplace and built-in bookshelves, adding character and functionality.

The bedrooms have been designed with both comfort and natural light in mind. Featuring large windows, they offer beautiful views and create a bright, airy atmosphere throughout.

The bedrooms all provide good sizes, providing ample space for personalisation to suit any style or need.





This family bathroom exudes contemporary elegance with its tasteful design and high-quality finishes. The room is equipped with modern fittings, including a sleek floating vanity with ample storage, a double shower, and a classic white bathtub perfect for relaxing. Large windows allow natural light to flood the room, creating a bright and refreshing atmosphere. The mix of modern and classic elements, along with practical amenities, makes this bathroom a perfect blend of style and functionality.

The Cottage







This delightful annexe/cottage features a modern kitchen with light cabinetry, sleek countertops, and ample natural light. The kitchen is equipped with essential appliances, making it both functional and stylish. Adjacent to the kitchen, the separate lounge area exudes a sense of charm with exposed wooden beams. The lounge offers a comfortable space for relaxation, with a door that opens to the outdoors, enhancing the cottage's inviting and rustic atmosphere. This Cottage is perfect for guests, extended family, or as a tranquil retreat.





The bedrooms are full of character that blend rustic elements with modern comfort. Each room has some lovely detail, such as exposed beams and textured walls, creating a warm and inviting ambiance. There is one bedroom with an En Suite as well as a family bathroom - all modern and ready to move straight in to or to continue with the successful holiday letting business which the current owners have developed.

Outside

The property features inviting outdoor spaces, perfect for relaxation and entertaining. A level patio area offers ample room for outdoor furniture, ideal for enjoying sunny days or evening gatherings.

The well-maintained lawn is surrounded by mature woodland making a stunning backdrop to this beautiful home. A small stream intersects the lower garden as well as a greenhouse and vegetable areas.

With scenic views and a serene atmosphere, these outdoor areas are perfect for both quiet reflection and social activities, making them a versatile extension of the home's living space. Combine this with the fabulous walking and ready on your doorstep - this home really does tick all the boxes !





Our sellers reflections - Why we have loved living here

Living at Clifford Bridge House has been an extraordinary experience for our family. From the moment we first saw this lovely farmhouse, we loved its location and elegance. We have restored the interiors to create a truly warm and inviting home - with potential for further improvements still.

The five bedroom have provided ample space for our growing family, allowing each member to have their own sanctuary. The detached two-bedroom cottage became a wonderful retreat for guests and has provided us with an excellent source of rental income, which was a delightful bonus.

What truly sets our home apart is its enchanting surroundings. We have enjoyed countless afternoons exploring nature right at our doorstep. The walking trails on Dartmoor are simply unparalleled, offering us the perfect blend of adventure and tranquillity.

The versatility of this property has been a significant advantage. Whether it was hosting family get togethers, enjoying peaceful moments in the garden, or even considering the potential for multi-generational living, Clifford Bridge House has adapted to all our needs seamlessly.

We have cherished the peaceful countryside position that this home provides. Overall, Clifford Bridge House has not just been a house for us; it has been a place where we've created lasting memories, found peace, and experienced the true essence of countryside living. We believe that whoever chooses to make this their home will fall in love with it just as we have.

Key Facts for Buyers

TENURE - Freehold.

COUNCIL TAX BAND - F

The Cottage is registered for Business Rates and currently benefits from Small Business Rates Relief.

EPC - C - Main House

EPC - Awaited on The Cottage

SERVICES

The property has mains electricity, private bore hole water and water treatment plant. Oil fired central heating.

BROADBAND

Ultrafast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

WHAT3WORDS : tripods.letter.stretcher

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

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Clifford Bridge House, Drewsteignton, Exeter, EX6

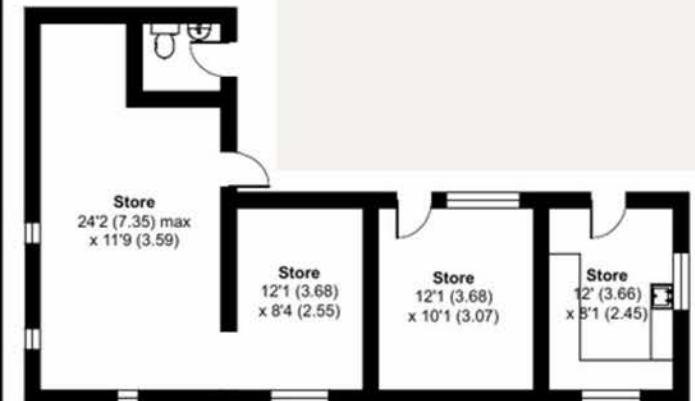
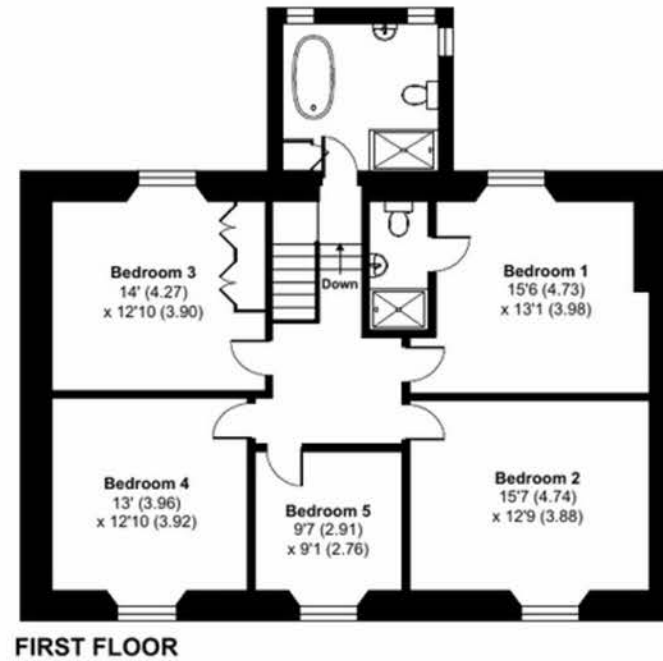
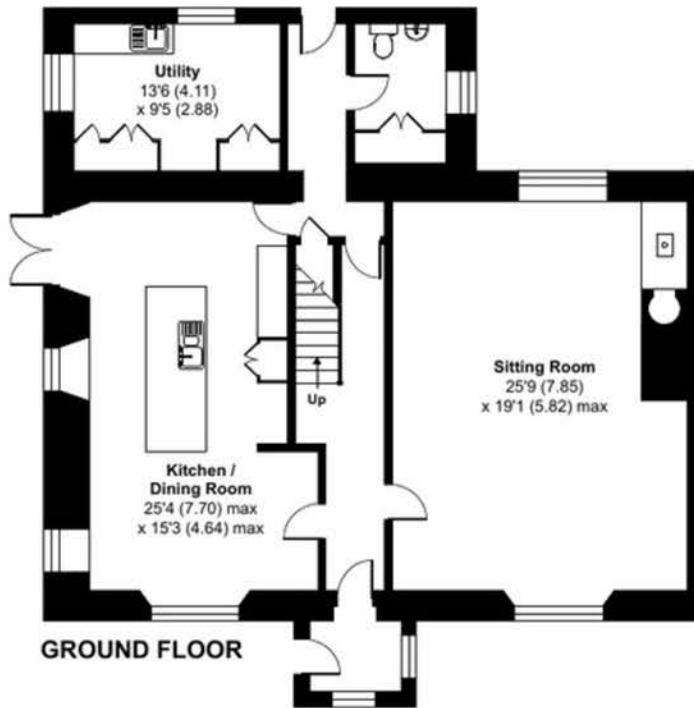
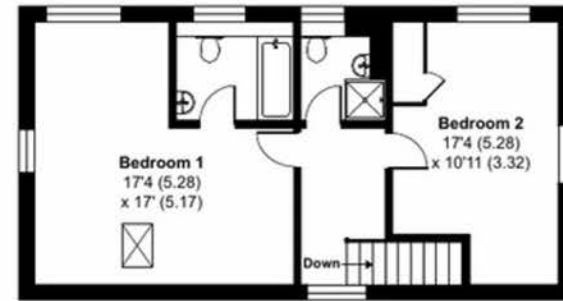
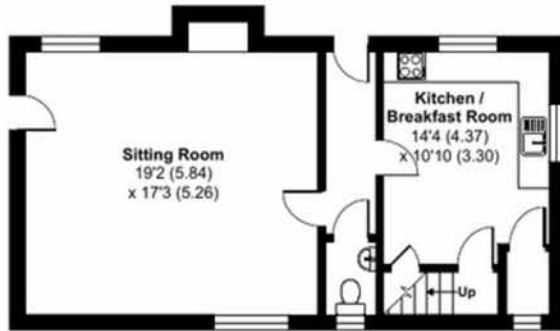
Approximate Area = 2404 sq ft / 223.3 sq m

Outbuildings = 889 sq ft / 82.6 sq m

Annexe = 1190 sq ft / 110.5 sq m

Total = 4483 sq ft / 416.5 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1159272



The Teign Valley

Clifford Bridge is situated in a beautiful wooded section of the Teign Valley, within the Dartmoor National Park. Although rural in feel, the property sits just 2.5 miles from Dunsford, 3.5 miles from Moretonhampstead, 5.5 miles to Chagford and 11 miles from the centre of Exeter.

The nearby village of Dunsford has a primary school which has a swimming pool, climbing wall and sports field, village shop and post office as well as a pub.

Exeter is conveniently nearby with rail services running from Exeter St Davids to both Paddington, Waterloo and Exeter Airport, which has a 1-hour service to London City Airport.

Also within easy reach is the stunning South Devon coast, including the Rivers Teign and Exe estuaries as well as the beautiful scenery of Dartmoor with its many opportunities for walking and riding.







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Peaceful rural living without isolation with the rural convenience of being close to a thriving and friendly community.

