



VALLEY CROSSINGS, TRUSHAM





VALLEY CROSSINGS

TRUSHAM • TEIGN VALLEY • DEVON

Nestled in the quiet village of Trusham, Valley Crossings offers 4 bedrooms and an office space - a rare gem that combines breathtaking countryside views with modern comfort. There is also potential to extend into the garage, subject to planning permission. Located approximately 20 minutes from Exeter, it provides convenient rural living.



Whether you're relaxing by the fireplace in the lounge or exploring nearby Dartmoor and Haldon Forest, life here feels like a permanent retreat. With superfast broadband, charming village pubs, and a welcoming community on your doorstep, Valley Crossings is the perfect choice.



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

01626 852666
HELLO@SAWDYEANDHARRIS.CO.UK

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



Welcome



As you step in to this lovely home, you are welcomed by a light and bright ENTRANCE HALL that sets the tone for the home's calm and planned interior. This versatile space provides a natural flow into the main living areas.

The LOUNGE is a warm and inviting space, perfect for both quiet evenings and entertaining guests. It features a charming wood burner fireplace that creates a cosy focal point. With generous proportions, this room opens in to the DINING AREA with its fabulous views over the surrounding countryside - this is a room where you can truly unwind and enjoy the calm of village life.







At the heart of the home, the KITCHEN at Valley Crossings effortlessly combines practicality with a modern design with ample workspace and quality fittings, this space is ideal for everything from midweek meals to weekend gatherings. Light and airy, with views that connect you to the surrounding countryside, it's a space that feels both functional and uplifting—perfect for modern rural living.



The bedrooms are filled with natural light and each room has a airy feel that reflects the home's countryside setting. Whether it's the spacious principal bedroom with its En Suite or the equally comfortable guest rooms, every room has been thoughtfully designed to provide comfort and privacy. There is also a modern FAMILY BATHROOM to this level.





Outside

The outside space at Valley Crossings is a true extension of the home's charm and versatility. A light-filled conservatory, at the lower level, connects the indoors with the garden, offering the perfect spot to relax and take in the tranquil surroundings year-round.

Step outside and you'll find a beautifully maintained garden with far-reaching views, ideal for outdoor dining, family time, or simply soaking up the peace and quiet. Tucked away in a private corner is a stylish office pod—an inspiring space for home working. There is also an attached DOUBLE GARAGE with up and over metal doors and rear access with further potential STP.



Key Facts for Buyers

TENURE - Freehold. - The property sits within a Conservation area.

COUNCIL TAX BAND - E

EPC - D

SERVICES

The property has mains electricity, water and drainage. The property is heated by way of an Air Source Heat Pump.

BROADBAND

Superfast 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](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at the Teign Valley Office - 01626 852666 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.

Valley Crossings, Trusham, Newton Abbot, TQ13

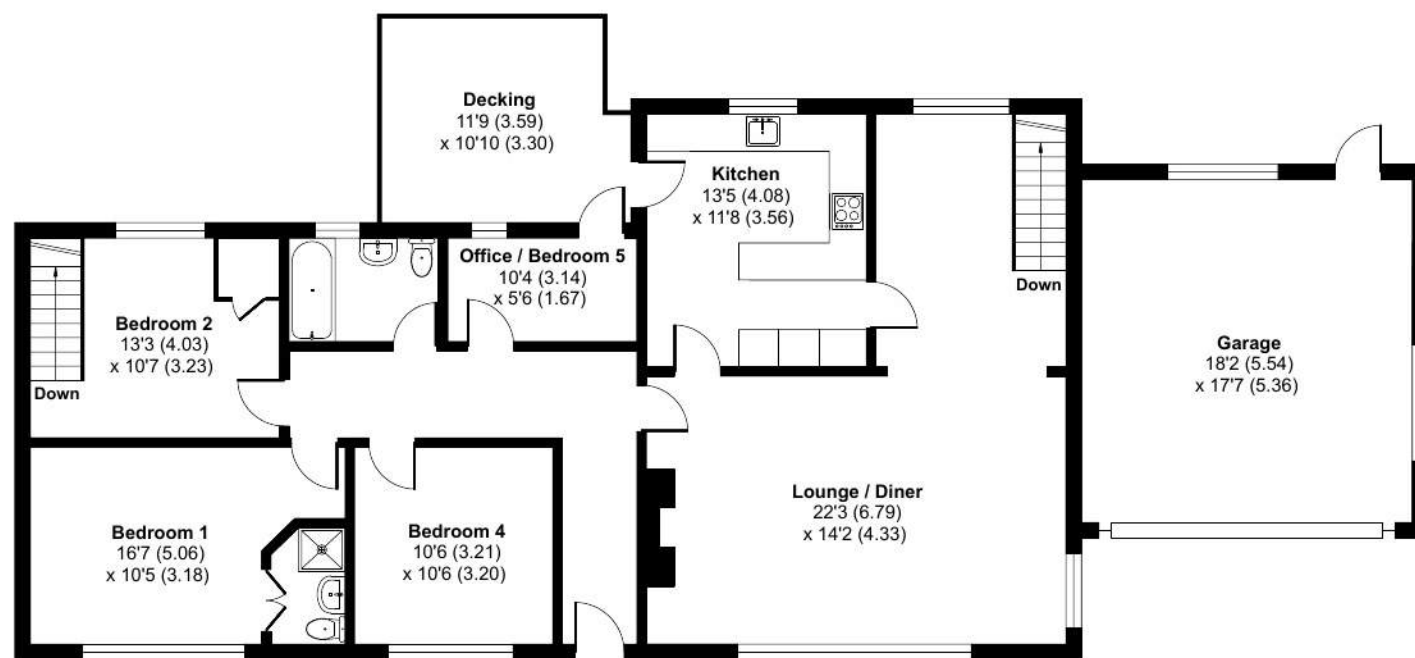
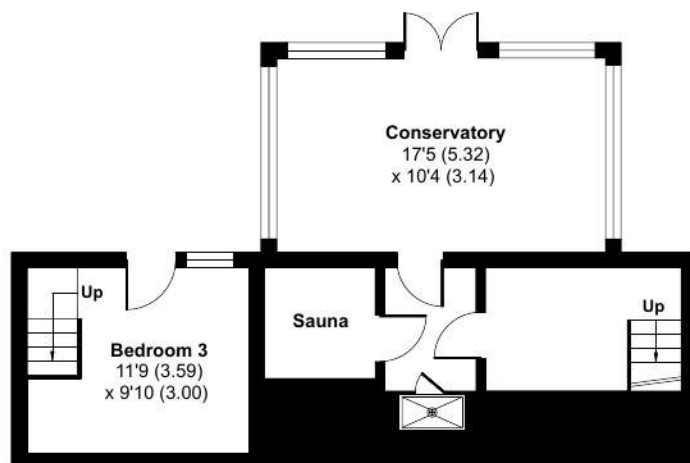
Approximate Area = 1663 sq ft / 154.4 sq m

Garage = 319 sq ft / 29.6 sq m

Outbuilding = 116 sq ft / 10.7 sq m

Total = 2098 sq ft / 194.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1273210



Nestled in the Teign Valley, Trusham stands as one of Devon's most unspoiled rural treasures. This picturesque village offers a tranquil lifestyle away from the hustle and bustle, while maintaining excellent connections to Exeter, Newton Abbot, and the stunning South Devon coastline.

Just a 20-minute drive from Exeter city centre and conveniently positioned between the A38 and A380, Trusham provides the perfect balance of rural charm and practical accessibility. Surrounded by rolling countryside and lush woodland, this hidden gem presents an ideal combination of seclusion and connectivity.

At the heart of Trusham lies a genuine sense of community, centered around the historic Church of St. Michael and the welcoming Cridford Inn, one of Devon's oldest public houses dating back to 825 AD. The village retains its timeless charm with traditional stone cottages, meandering lanes, and breath-taking views across Dartmoor National Park. Nature enthusiasts will appreciate the extensive network of footpaths and bridleways that weave through the surrounding countryside, offering endless opportunities for exploration.

The village enjoys enviable proximity to other local communities including Chudleigh, Hennock, and Christow, each offering additional amenities while maintaining the area's distinctive rural character. The nearby market town of Bovey Tracey provides comprehensive shopping facilities, while the beautiful Haldon Forest and Canonteign Falls are just minutes away.

This idyllic location provides the rare opportunity to enjoy authentic country living within a vibrant community network, making it one of Devon's most desirable addresses for those seeking the perfect rural lifestyle with unparalleled connectivity.

The Teign Valley







VALLEY
CROSSINGS



To view this property please scan the QR code above or contact us using the following details:

Email - hello@sawdyeandharris.co.uk Telephone - 01626 852666

