

2 LEARS COTTAGE,
DRY LANE, CHRISTOW

Welcome

Nestled in the picturesque Teign Valley within Dartmoor National Park, 2 Lears Cottage is a beautifully presented three-bedroom period home that blends charm, character, and countryside living. Just a short stroll from the heart of Christow village, this spacious cottage offers versatile accommodation alongside a private garden with space for relaxing or growing your own produce—perfect for families or those seeking a rural retreat with excellent local amenities.





A warm and welcoming space featuring exposed beams and a traditional fireplace that creates a cozy focal point. The room offers ample space for comfortable seating and enjoys natural light from four different windows from multiple aspects, making it the ideal spot to relax or entertain in a character-filled setting.





A spacious and sociable area combining rustic charm with everyday practicality. The kitchen is fitted with a range of units and worktops, with space for appliances and room to personalise. The adjoining dining area comfortably accommodates a family table, making it perfect for both relaxed meals and entertaining. Character features such as exposed stonework and timber detailing add warmth and authenticity to the space.







The cottage offers three bedrooms across the first floor, each with its own charm and character. The main bedroom enjoys generous space and pleasant views, while the remaining rooms provide flexibility for family, guests, or home working. Period features such as exposed beams and cottage-style windows add to the warmth and individuality throughout, with natural light enhancing the sense of space in each room.







The family bathroom is well-appointed with a traditional suite, including a panelled bath with shower over, wash basin, and WC. Tastefully finished with neutral tones and tiling, it offers a relaxing and practical space for everyday use, in keeping with the cottage's character. There is a second shower room - ideal for family living.

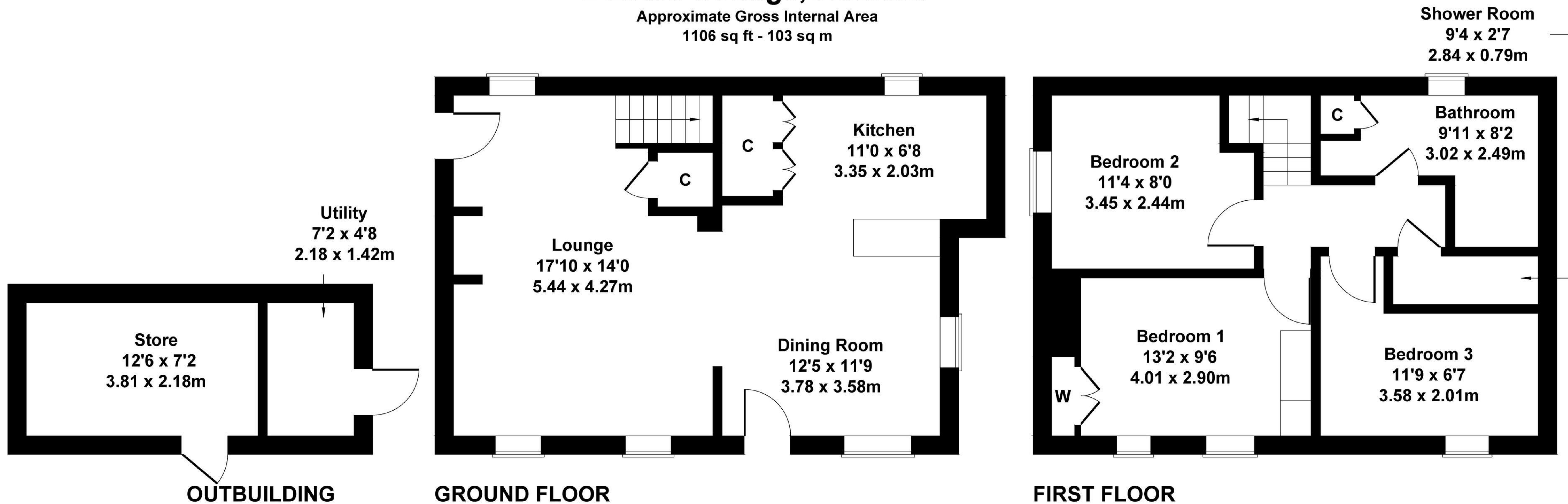




The cottage benefits from a charming front garden accessed via a shared side passage. There is space to sit and unwind while enjoying the peaceful setting, along with an area ideal for planting vegetables or creating a cottage-style garden. There is a parking space to the front of the property as well as a useful outbuilding with mains electric and lighting as well as plumbing for a washing machine making part of this space a useful Utility area.

2 Lears Cottage, Christow

Approximate Gross Internal Area
1106 sq ft - 103 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

SAWDYE & HARRIS USE ALL REASONABLE ENDEAVOURS TO SUPPLY ACCURATE PROPERTY INFORMATION IN LINE WITH THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008. THESE PROPERTY DETAILS DO NOT CONSTITUTE ANY PART OF THE OFFER OR CONTRACT AND ALL MEASUREMENTS ARE APPROXIMATE. THE MATTERS IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS. IT SHOULD NOT BE ASSUMED THAT THIS PROPERTY HAS ALL THE NECESSARY PLANNING, BUILDING REGULATION OR OTHER CONSENTS. ANY SERVICES, APPLIANCES AND HEATING SYSTEM(S) LISTED HAVE NOT BEEN CHECKED OR TESTED. PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES TO THE RELEVANT AUTHORITIES REGARDING THE CONNECTION OF ANY SERVICE. NO PERSON IN THE EMPLOYMENT OF SAWDYE & HARRIS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATIONS OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY OR THESE PARTICULARS OR ENTER INTO ANY CONTRACT RELATING TO THIS PROPERTY ON BEHALF OF THE VENDOR. FLOOR PLANS AND AERIAL IMAGES ARE NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY

About... Christow

The sought-after village of Christow, sits within the eastern boundary of the Dartmoor National Park in an area known as the Teign Valley. The surrounding countryside is recognised for its beauty and provides wonderful opportunities for the country enthusiast including splendid walks and riding.

Christow village has a great range of amenities and facilities including the Artichoke Inn, St James' Church, GP's Practice, Primary School, and Community hall with sports field, tennis club and skate park. The cathedral and university city of Exeter lies just 9 miles to the east and boasts a wide range of amenities as would be expected from a centre of its size.



Key Facts for Buyers

TENURE - Freehold

SERVICES

Mains water, drainage and electric. Electric heating.

COUNCIL TAX BAND - D

EPC - D

BROADBAND

Fibre Broadband to the cabinet 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 their Teign Valley Office - 01626 852666.

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.

DETAILS PRODUCED JUNE 2025





SCAN ME to book a viewing
or call the Sawdye & Harris team on 01626 852666

