



WILSDENE, CHRISTOW, DEVON





WILSDENE

LOWER TOWN, CHRISTOW EX6 7LZ

Set within the heart of the welcoming village of Christow, Wilsdene offers the rare combination of a comfortable, well-presented home today with exciting scope to enhance and extend for the future. With conditional planning permission already in place, this is an ideal opportunity for families or buyers looking to settle into village life while retaining the flexibility to grow and adapt the home over time.

Enjoying a peaceful position within this close-knit Teign Valley community, Wilsdene is perfectly suited to modern family living, with village amenities, schooling and countryside walks all close at hand, and Dartmoor National Park right on the doorstep.

Guide Price £425,000



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THE TEIGN VALLEY OFFICE

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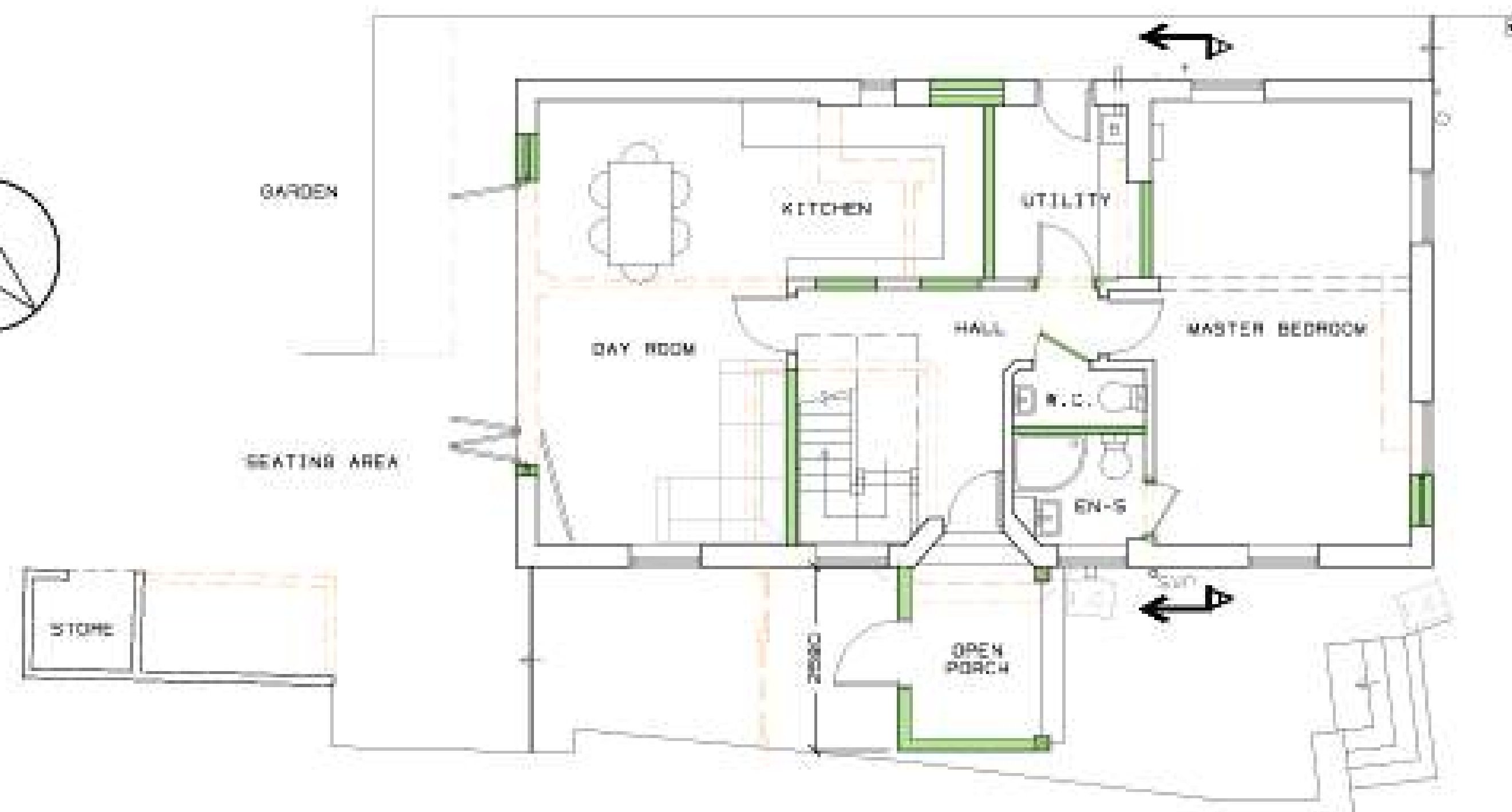
Planning Permission and Future Potential

Planning permission has been granted to extend and remodel the bungalow, providing additional accommodation within the roof space together with carefully considered external alterations. The approved design enhances both the internal layout and overall functionality of the home, while remaining sympathetic to the character of the village and its Dartmoor National Park setting.

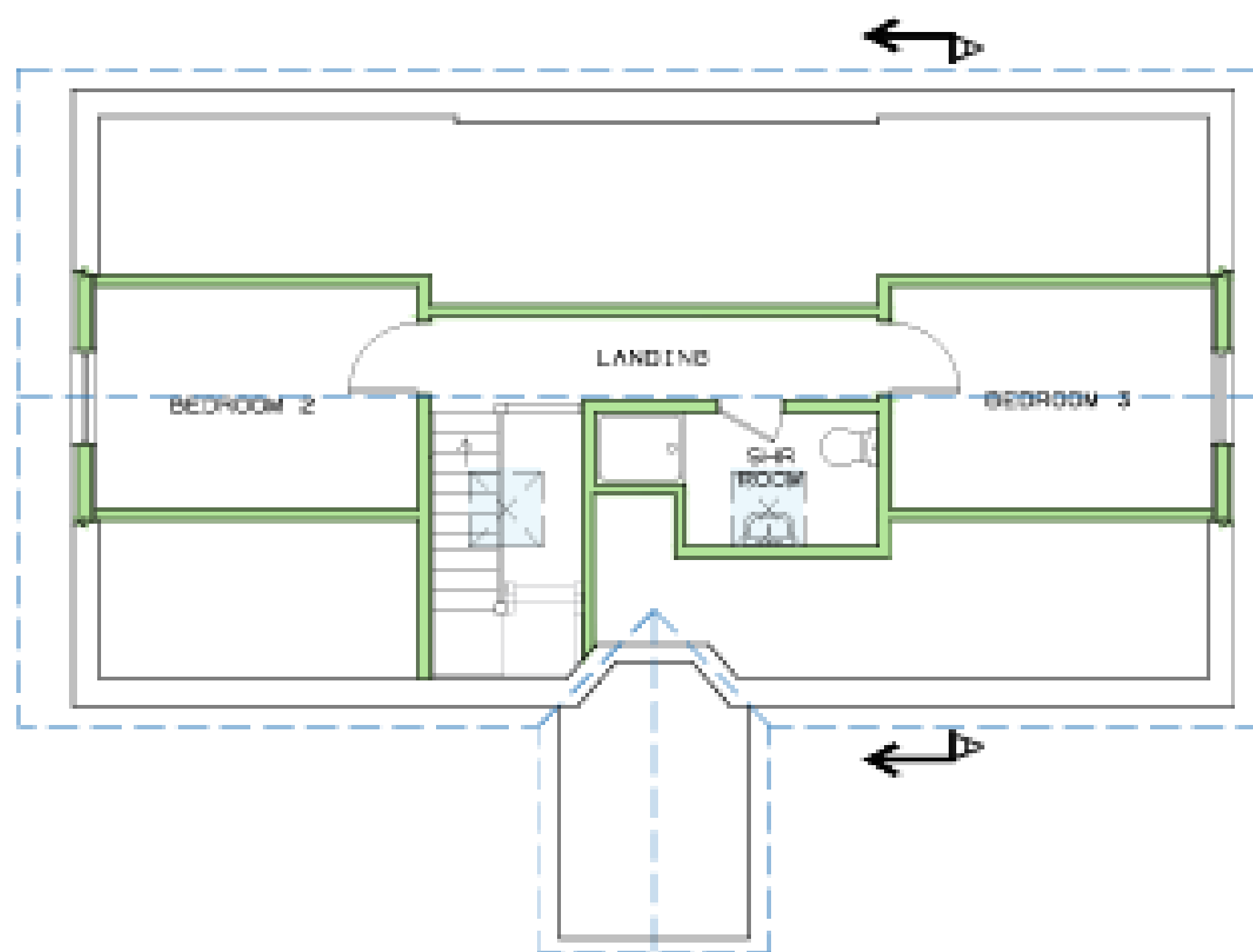
The consent allows for a meaningful increase in living space without compromising the existing garden or village feel, offering flexibility for growing families, home working or multi-generational living. Importantly, this removes the uncertainty, time and risk often associated with obtaining planning permission, giving a purchaser the confidence to plan improvements at their own pace.

In a market where space, adaptability and future-proofing are increasingly important, this planning permission represents a valuable and tangible asset, offering the opportunity to add both lifestyle benefits and long-term value.





PROPOSED GROUND FLOOR
PLAN 1:100
FLOOR AREA: 75.40m²



PROPOSED FIRST FLOOR
(INCLUDING ROOF LAYOUT)
PLAN 1:100
FLOOR AREA: 26.82m²

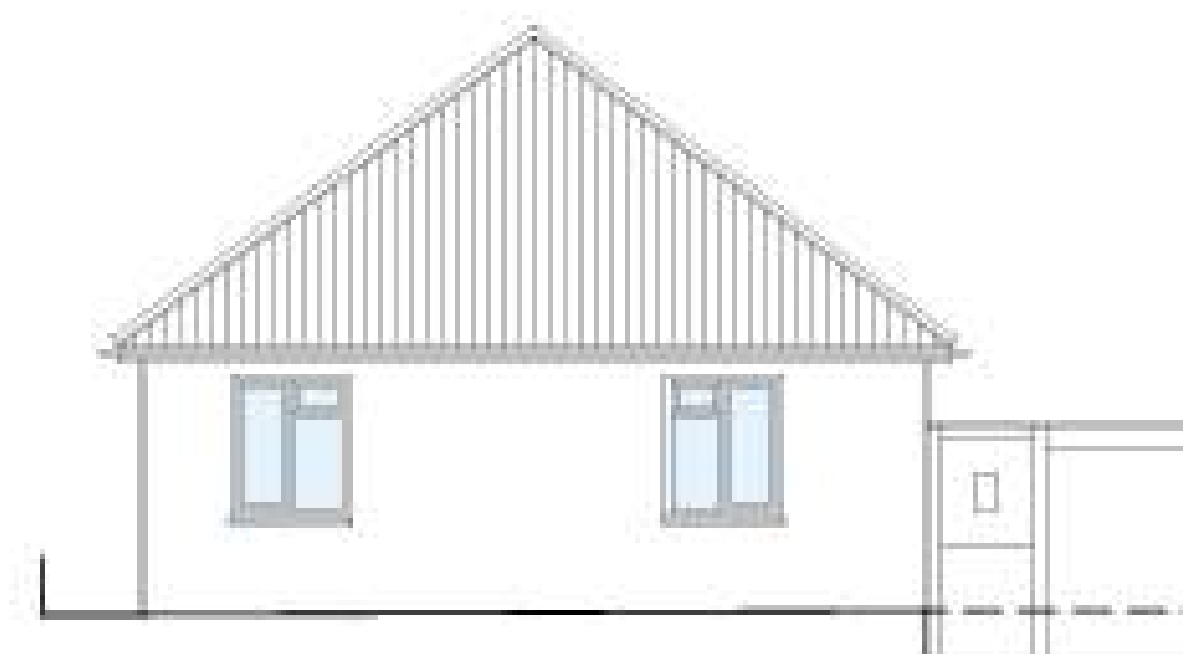
Planning drawings shown are for guidance only.
They relate to the approved planning permission and are
provided to illustrate the potential of the property.
Measurements, layouts and specifications should not be
relied upon, and any prospective purchaser should take
their own professional advice prior to undertaking works.



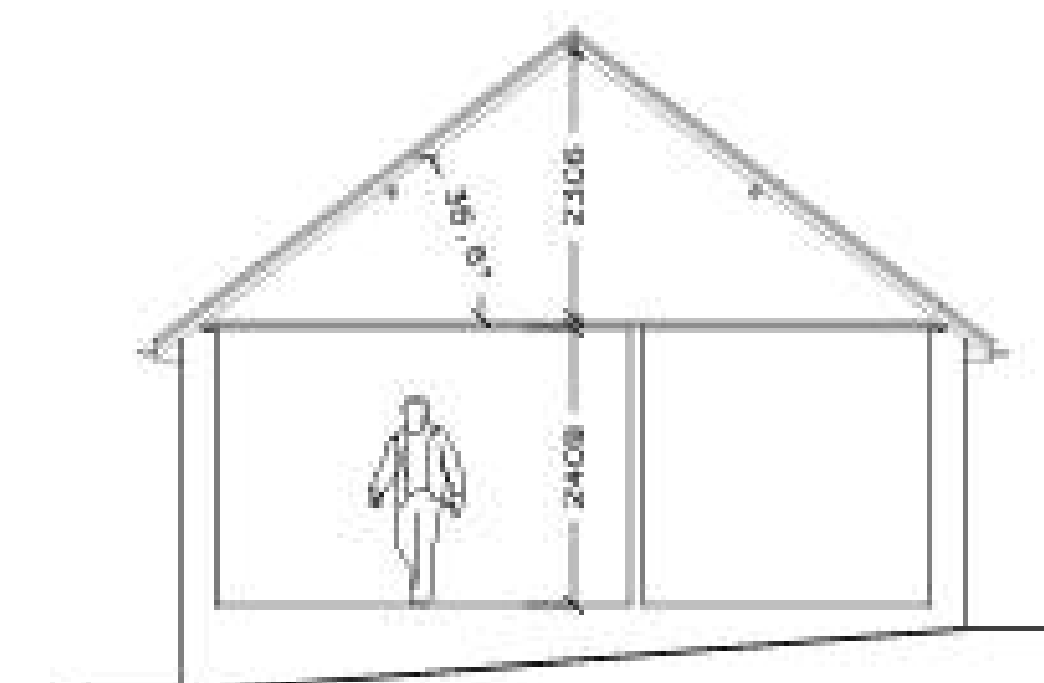
N.E.
EXISTING ELEVATIONS 1:100



N.E.
PROPOSED ELEVATIONS 1:100



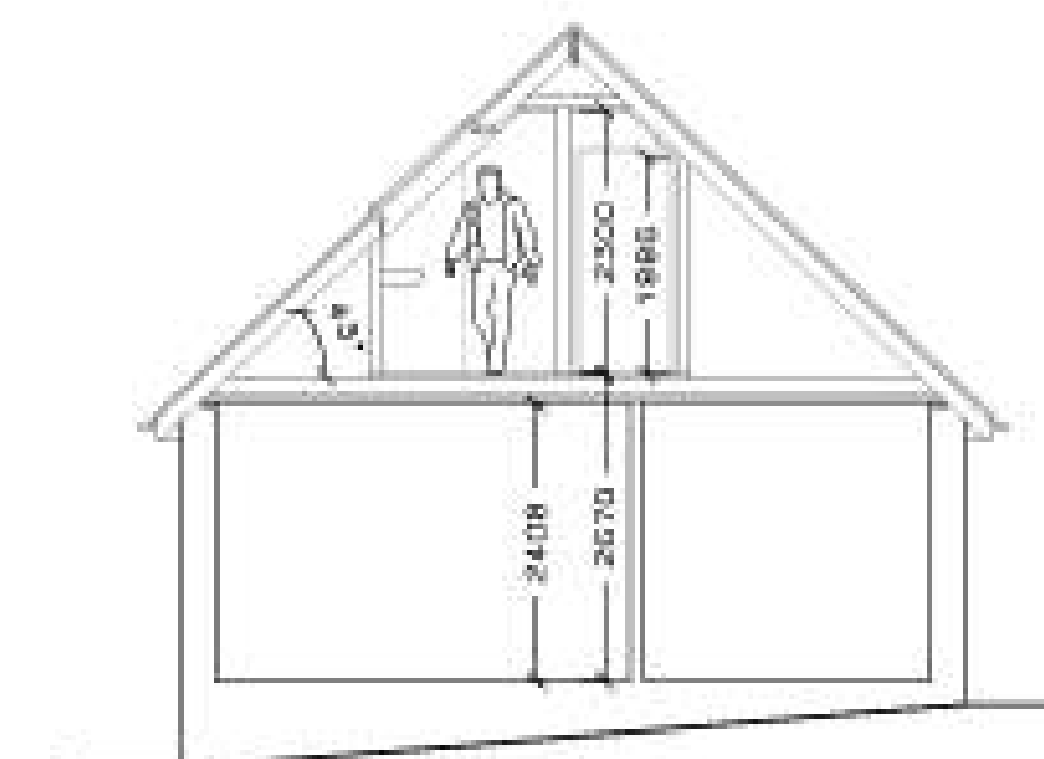
S.E.



EXISTING SECTION A-A 1:100



S.E.



PROPOSED SECTION A-A 1:100



At the heart of the home is a spacious open-plan kitchen and reception area, designed for both everyday living and entertaining. The kitchen is fitted with a range of units and work surfaces, creating a practical yet inviting space for family life.

The reception area offers flexibility, with room for dining and relaxing, complemented by natural light and views across the garden. Together, these spaces form a welcoming hub of the house, perfect for gatherings or quiet family evenings.





A useful utility space provides additional storage and work surfaces, with plumbing for laundry appliances. Conveniently positioned off the hallway and close to the kitchen, the space offers practical separation from the main living areas as well as a side access to the garden.





The property offers three comfortable bedrooms, each with its own character and outlook. The principal bedroom provides generous proportions and a pleasant aspect, while the additional rooms are well-suited as further bedrooms, a home office or guest accommodation.







The family bathroom is fitted with a combined bath and shower, together with a wash basin and WC. Offering both practicality and comfort, it serves as a functional space for everyday use.

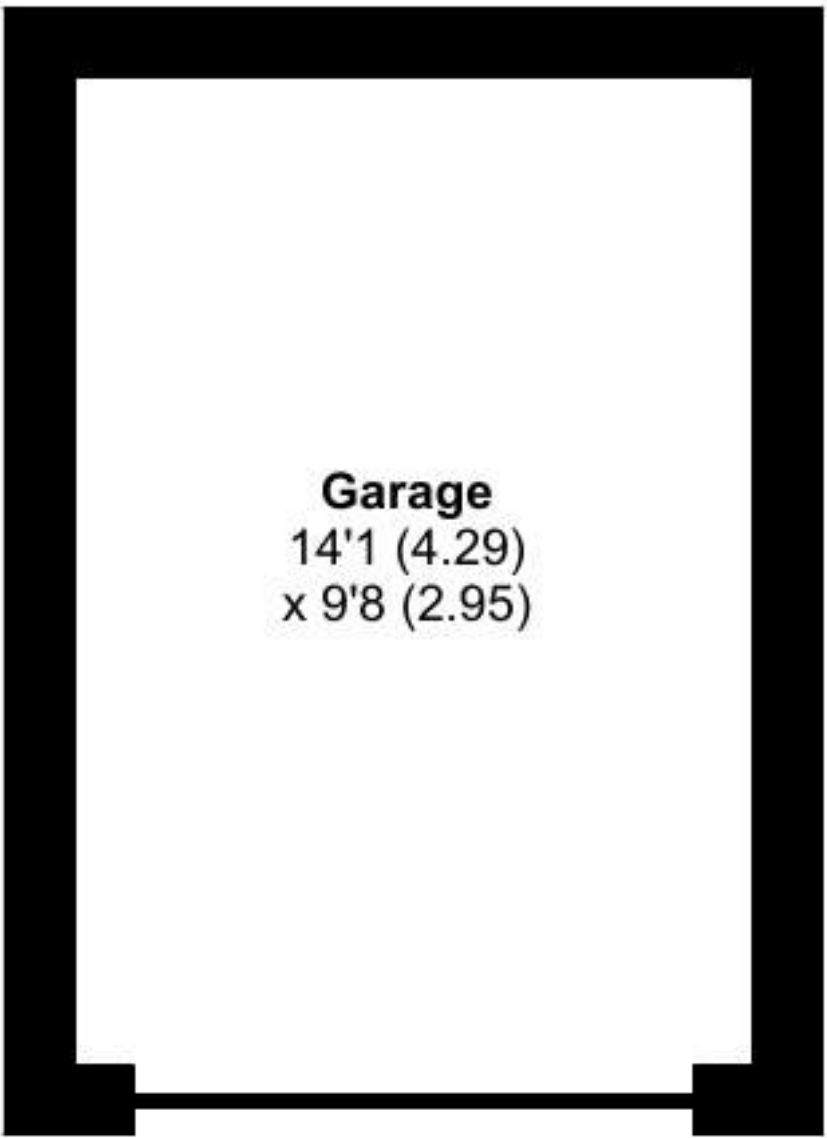
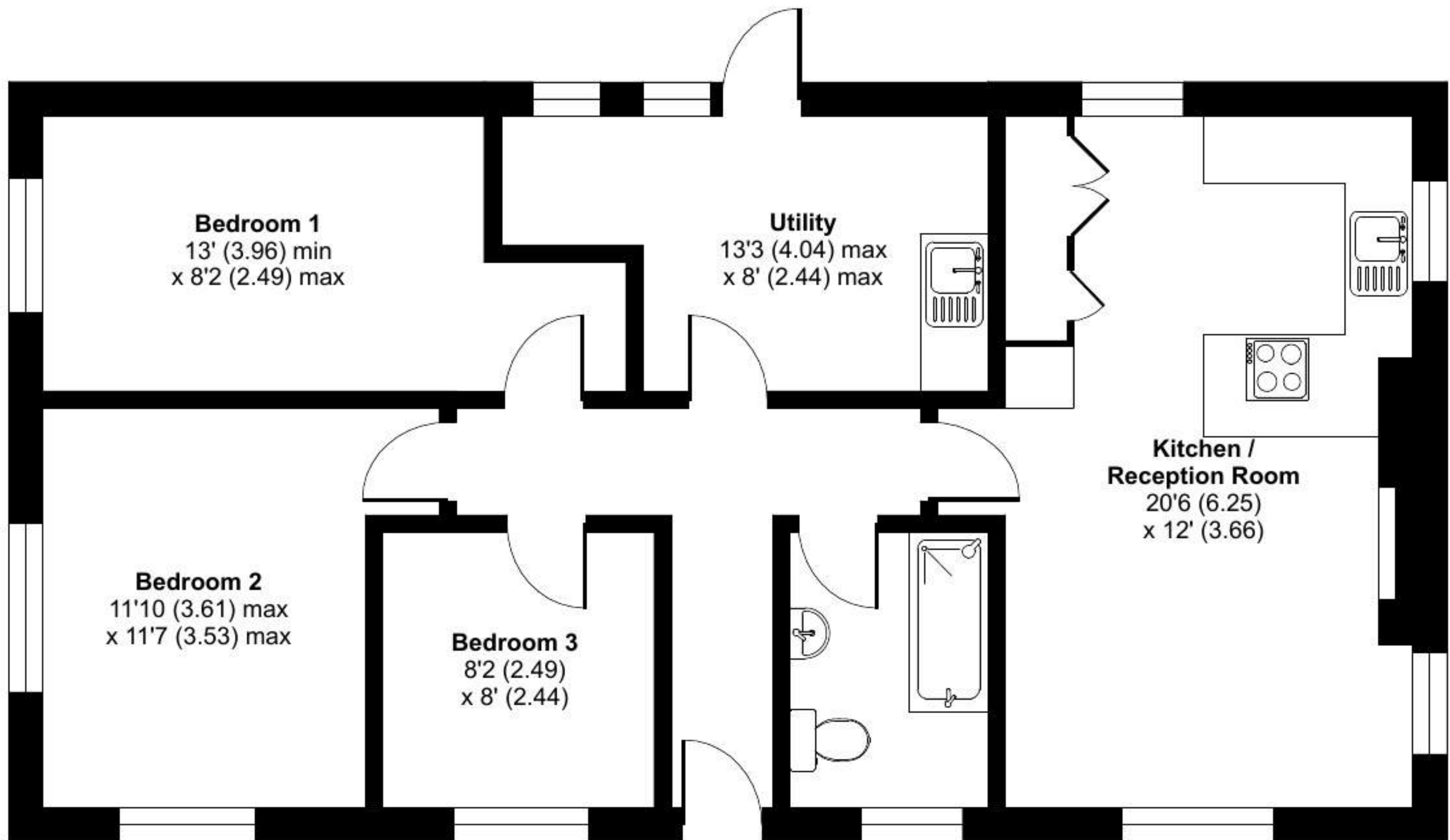


The garden provides a superb and practical outdoor space, ideal for family life, entertaining and day-to-day enjoyment. Whether used for children's play, outdoor dining, gardening or simply relaxing at the end of the day, the garden complements the house well and adds to its appeal as a comfortable village home.

A detached garage provides secure parking and useful storage, with further potential for workshop space if desired. There is plenty of parking on the tarmac drive.

Lower Town, Christow, Exeter, EX6

Approximate Area = 826 sq ft / 76.7 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 962 sq ft / 89.4 sq m
For identification only - Not to scale



GROUND FLOOR



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: 1346713



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About... Christow

Christow is widely regarded as one of the Teign Valley's most family-friendly and community-focused villages, offering a strong sense of belonging and an active village life. The village benefits from a well-regarded primary school, a popular pub, village hall, church and regular community events, all contributing to a warm and welcoming atmosphere.

Children can enjoy a safe village environment, neighbours know one another, and countryside walks begin almost from the doorstep – making Christow an ideal location for those seeking a balanced rural lifestyle without isolation.



Key Facts for Buyers

TENURE - Freehold.

Please note that conditional planning permission was granted by Dartmoor National Park on 24th April 2025 under application 0054/25 which grants the following "Replacement roof to provide rooms in attic, side porch, change of materials and alterations to windows/doors" Please contact the selling agents for further details and full plans.

SERVICES

The property has mains electric, water and drainage connected. Heating for the property is by way of a newly installed LPG central heating system. Airband is connected to the property.

COUNCIL TAX BAND - D

EPC - E

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 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.

Additional information for Buyers

AML REGULATIONS AND REFERRAL FEES

We may refer buyers and sellers through our conveyancing panel. It is your decision whether you choose to use this service. Should you decide to use any of these services, we may receive an average referral fee of £100 for recommending you to them. As we provide a regular supply of work, you benefit from a competitive price on a no purchase, no fee basis. (excluding disbursements).

We also refer buyers and sellers to our mortgage broker. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive an average referral fee of up to £250 from them for recommending you to them.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

To comply with UK Anti Money Laundering legislation, we are required to complete ID verification checks on all sellers and buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Sawdye & Harris, we may use the services of an external AML to verify Clients' identity and there is a non-refundable charge of £30 plus VAT per person. This is not a credit check so it will have no effect on your credit history.



THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024,

All measurements, floorplans, and land plans are provided for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents, for general guidance only. While every effort is made to ensure accuracy, these sales particulars must not be relied upon, and all details should be confirmed by the buyer's solicitor or surveyor. Sawdye & Harris has not tested any services, systems, or appliances and no guarantee can be given regarding their condition or working order. Photographs are for marketing purposes only. Fixtures and fittings shown may not be included unless specifically stated. Some items may be available by separate negotiation. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

The Digital Markets, Competition and Consumers Act 2024, which came into force in April 2025, sets out new standards for transparency in property marketing. It requires estate agents to provide clear, accurate, and complete material information to help consumers make informed decisions.

At Sawdye & Harris, we are committed to full compliance with this legislation. The information contained in this brochure is provided in good faith, based on details supplied by the seller and/or sourced from publicly available data such as HM Land Registry.

Please note:

- * All information should be verified by the buyer's solicitor as part of the conveyancing process.
- * Descriptions, property details, and material facts are provided as accurately as possible but are not guaranteed and should not be relied upon as statements of fact.
- * Any legal rights, boundaries, or planning permissions should be confirmed via your legal adviser.

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WILSDENE

CHRISTOW • DARTMOOR



SCAN ME
TO BOOK
A
VIEWING

To view simply call: 01626 852666
Email: hello@sawdyeandharris.co.uk

