

An aerial photograph of a large country estate. In the foreground, a white house with a brown roof and a glass-enclosed sunroom is visible. To the right, a large, dark-roofed barn or riding school is situated on a paved area. Further right, a large, rectangular, light-colored riding arena is visible. The estate is surrounded by lush green fields and trees. In the background, a smaller building and some construction equipment are visible on a hillside.

D. R. Kivell  
COUNTRY PROPERTY

Tower Views  
Doddiscombsleigh, Devon





## Tower Views

Doddiscombsleigh, Exeter, Devon, EX6 7PX

Doddiscombsleigh 0.7 miles · Exeter 7.1 miles · Taunton 40.8 miles · A30 4.6 miles · A38 4 miles · M5 6.7 miles

 4 Bedrooms  3 Reception Rooms  17.54 Acres  EPC E48

Very well presented 17.54 acre (7.09 ha) equestrian property in a peaceful, easily accessible location on the edge of the popular village of Doddiscombsleigh, 17.54 acres (7.09 ha) of rolling gardens, grounds, lake, paddocks and amenity woodland in a ring fence. Substantial modern general-purpose building / workshop, exceptional equestrian facilities, stables, sand school and lunging pen. Available with less land.

Doddiscombsleigh approximately 0.7 miles to the west offers a pre school, primary school, and the well renowned Nobody Inn public house. Exeter 7 miles to the north-east offers comprehensive shopping, culture, education, leisure, medical, recreational and a mainline train station to London, airport, and the start of M5 Motorway. Tower Views over recent years has been extended and most recently refurbished by the current owners in 2020 providing spacious, bright, modern family living with many of the well-proportioned rooms enjoying far reaching views over the land and valley beyond.

The property benefits from oil fired central heating, CCTV, solid wood doors and uPVC double glazing throughout. The accommodation briefly comprises; Spacious and welcoming open plan kitchen / dining room; solid oak flooring with underfloor heating, fitted kitchen, granite worktop, double bowl Frankie butler sink, central island with solid wood worktop, seating for two, Rangemaster twin oven with induction hob, space for American fridge freezer, integral Neff microwave and dishwasher, LED lighting, two Velux windows, window overlooking the patio and garden, French doors to conservatory. Large west facing conservatory with three sets of French doors, opening at either end to the patio and decking, and the third into sitting room. Boot room; tiled floor, door to outside. Shower room; fully tiled, W/C, wash handbasin, shower. Utility room; fitted wall and base units, 1 and ½ ceramic sink with drainer, plumbing for washing machine, Grant oil fired boiler, Tornado hot water tank, door to patio and garden. Well-proportioned dual aspect sitting room with stunning views over the garden, paddocks and countryside beyond. Woodburning stove on a slate hearth, red brick surround with oak mantel, French doors out to the raised decking seating area with steps down to garden. Under stairs cupboard. Family Bathroom; Bath, W/C, wash handbasin, corner shower cubicle. Bedroom 4; double room with views to front aspect. Bedroom 3; double room, fitted wardrobes, panoramic views over the garden, paddocks and countryside beyond. Bedroom 2; double room, fitted wardrobes, view to front aspect. Master bedroom; dual aspect double room with views across the garden, paddocks and countryside beyond, fitted wardrobe, storage cupboard. En suite; corner shower, W/C and wash hand basin. On the first floor: Study / Bedroom 5; reduced height, two Velux window and window aspect to driveway. Accessed from a separate staircase from the hallway; two reduced height storage rooms, one with Velux window and eaves storage.









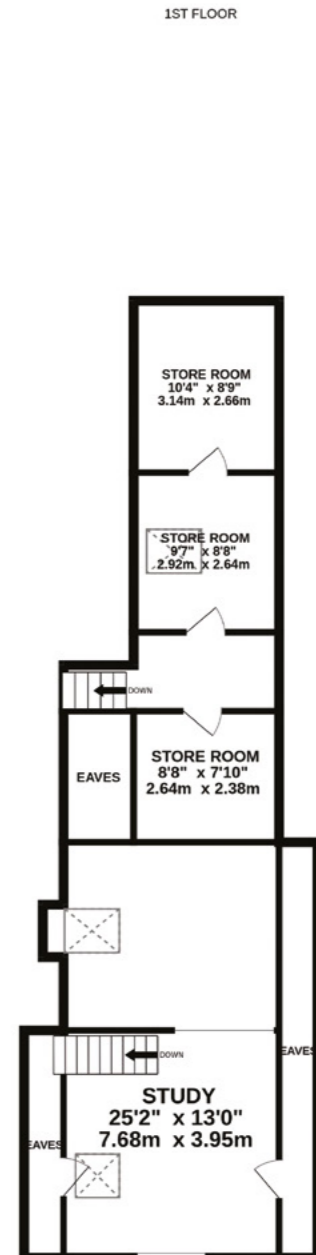
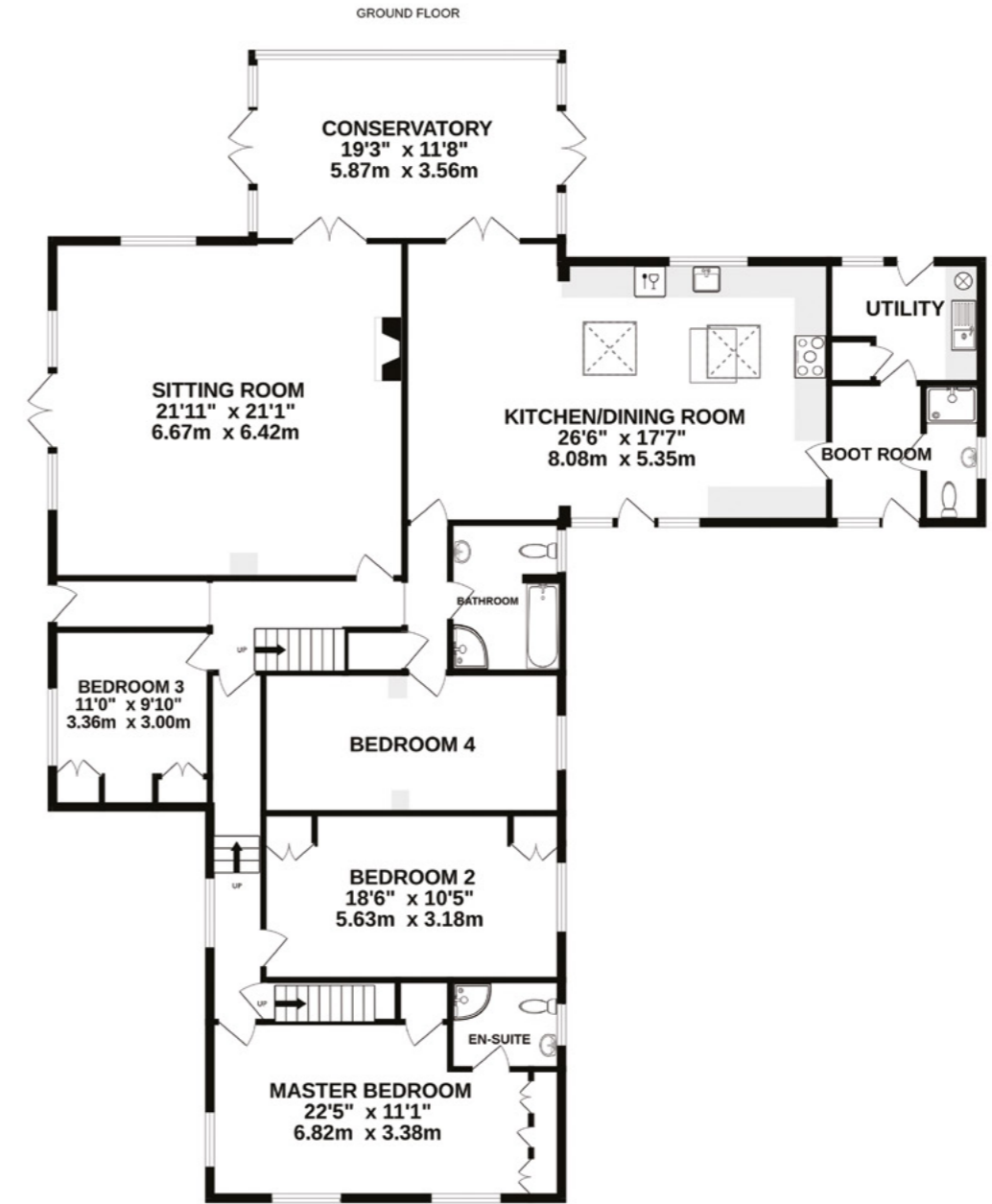
### Garden

The property is approached off the parish road through an electric sliding gate onto a gently sloping, sweeping tarmac driveway which leads to the stable yard, and general purpose building. To the front of the bungalow is a large paved parking and turning area with low wall and lawn garden to one side and copper beech hedge border to the other. The gardens wrap around the bungalow on two sides interspersed with specimen trees and shrubs with views over the land below. Raised decking is accessed off the sitting room and provides the perfect location for alfresco dining and entertaining whilst taking in the views across the garden, land and countryside beyond. To rear of the bungalow the decking continues around to a paved patio and smaller lawned area in turn leading to a paddock.

### The Land

The undulating land extends to 15.58 acres (6.30 ha) and is free draining in a ring fence, and currently divided into 4 easily managed paddocks enclosed by stock proof fencing and traditional Devon bank hedging with some road frontage. The land slopes down into a valley where there is a small area of broadleaf woodland dividing the land alongside a large stocked wildlife lake with Carp, Tench and Roach. The two steeper paddocks on the other side of the valley offer fantastic far reaching countryside views across the Teign Valley. A high seat provides the perfect vantage point for the hunting enthusiast or nature observer. Outriding is available on the country lanes or using the bridle path opposite the entrance to Tower Views.





Measurements are approximate. Not to scale. Illustrative purposes only  
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## Buildings

### Stable yard

Well appointed 'L' shape stable block divided into 5 loose boxes arranged around a concrete yard enclosed within wooden post and rail fence and wooden gates to front. Automatic water troughs, drainage, power, external and internal lighting, CCTV connected. Direct access to paddocks and sand school.

**Stable Block:** 16m x 20.30m (52'5" x 66'7")

**Monarch Foaling Box:** 3.70m x 4.28m (12'1" x 14'0")

**Covered Farrier's area / Tie up area:** 2.66m x 3.69m (8'8" x 12'1")

**Covered Store:** 1.98m x 3.55m (6'5" x 11'7")

Metal rug storage racks  
Door to external hardstanding feed / trailer storage area

**Box 1:** 3.54m x 3.56m (11'7" x 11'8")

**Tack Room:** 2.37m x 3.47m (7'9" x 11'4")

**Box 2:** 4.43m x 4.38m (14'6" x 14'4")

**Box 3:** 3.55m x 4.16m (3.55m x 4.16m)

**Tack Room:** 3.47m x 3.59m (11'4" x 11'9")

Fitted base and wall units, sink, plumbing for washing machine

**Box 4:** 3.46m x 3.57m (11'4" x 11'8")

**Box 5:** 3.46m x 3.51m (11'4" x 11'6")

**Undercover open front hay store:** 5.15m x 5.02m max (16'10" x 16'5")

**W/C:** 1.67m x 1.12m (5'5" x 3'8")

W/C, sink with hot & cold water.

**Sand School:** 60m x 20m (196'10" x 65'7")

Enclosed within post and rail fencing  
Martin Collins Sand and fibre surface  
Full width dressage training mirrors to one end.

**Lunging Pen:** 12.19m (40')

**Steel Frame General Purpose Building:** 19.11m x 18.66m (62'8" x 61'2")

Power floated concrete floor  
Large electric roller door and pedestrian single door  
Power and light connected. Water available outside.

**Adjoining Workshop:** 13.40m x 5.62m (43'11" x 18'5")

Power floated concrete floor  
Electric roller door and pedestrian single door

**At the rear:**

**Enclosed workshop / Store :** 5.77m x 5.63m (18'11" x 18'5")

Power and light connected

**Lean to open fronted Machinery Store:** 13.89m x 6.24m (45'6" x 20'5")

Light connected and power available  
Power floated Concrete floor

**Field Shelter:** 7.40m x 3.65m (24'3" x 11'11")

**Loose Box 1:** 3.46m x 3.67m (11'4" x 12'0")

**Loose Box 2:** 3.46m x 3.52m (11'4" x 11'6")

Water available

## Services

### Water

Mains

### Drainage

Private

### Electricity

Mains

### Heating

Oil Fired Central Heating

### Telephone & Broadband

EE 4G broadband approximately  
70Mbps Download speed

Currently Band F

E48

## Council Tax Band

### EPC

## Local Authority

**Teignbridge District Council**, Forde House, Brunel Road, Newton Abbot, TQ12 4XX. Tel: 01626 361101

## Tenure

This property is offered for sale freehold with vacant possession on completion.

## Viewing Arrangements

Strictly by appointment with D. R. Kivell Country Property. Tel: 01822 810810.

## Directions

From the end of the M5 at Exeter continue onto the A38 Devon expressway towards Plymouth. At the top of Haldon Hill take the left turn signed to Exeter Racecourse. At the roundabout take the second exit towards Dunchideock. Continue for 3.3 miles before taking the left hand turn onto Willhayes Hill towards Doddiscombsleigh. Proceed for 0.7 miles and Tower Views will be found on your left hand side.

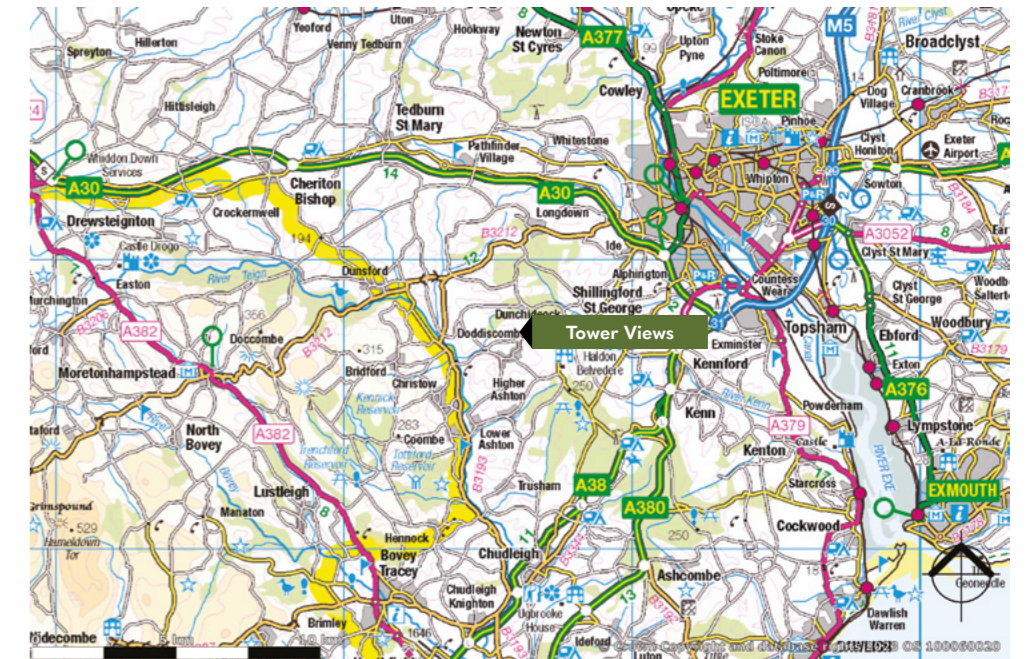
## What3words Location Finder

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## Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
<b>A</b> (92-100)	
<b>B</b> (81-91)	
<b>C</b> (69-80)	
<b>D</b> (55-68)	
<b>E</b> (39-54)	48
<b>F</b> (21-38)	
<b>G</b> (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC





DRK



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