



## Quashes Cottage, Tedburn St. Mary, EX6 6EH

Guide Price £425,000

# Quashes Cottage

Tedburn St. Mary, Exeter

- Period cottage dating back to circa 1750
- Edge of village with easy access to Exeter and A30
- Living room with fireplace and bread oven
- Kitchen and dining room with exposed beams plus large conservatory
- Three bedrooms arranged over three floors
- Top floor principal bedroom with freestanding bath and countryside views
- Blend of character and modern comfort
- Approx. ¼ acre plot backing onto open countryside
- Ample parking with space for caravan, motorhome or trailer
- Detached studio ideal for home working, hobbies or business use

Set on the edge of the ever-popular village of Tedburn St Mary, Quashes Cottage is a beautifully characterful period home, believed to date back to circa 1750 and originally built as a farm worker's cottage for the adjoining Fulford Estate.

Positioned to back directly onto open countryside, the cottage enjoys far-reaching views and a rare sense of space and privacy, while remaining within easy reach of the village and the A30 for Exeter and Okehampton.

Arranged over three floors, the accommodation is both generous and versatile, with a wealth of original features including exposed beams and a fireplace with bread oven, alongside thoughtful updates that support modern living.





The ground floor offers a welcoming dual-aspect living room, where the fireplace creates a natural focal point, along with a spacious kitchen and dining room with exposed beams. To the rear, a large conservatory opens out onto the garden, providing an additional living space that connects the house to its surroundings throughout the seasons.

Upstairs, there are two double bedrooms and a modern bathroom on the first floor. The top floor is dedicated to a principal bedroom that spans the width of the cottage, enjoying elevated views across the garden and surrounding countryside. A freestanding bath positioned by the window offers a particularly special feature - ideal for quiet evenings and uninterrupted views.

Outside, the property truly comes into its own. The plot extends to approximately a quarter of an acre, with gardens wrapping to the South and West. There is ample parking, including space for a caravan, motorhome or trailer, as well as a detached studio offering excellent flexibility - whether as a workspace, creative studio or for running a small business. With established trees, areas of lawn, and open farmland beyond, the setting offers a strong sense of connection to nature. The elevated deck provides a perfect spot for outdoor dining and evening gatherings, combining a feeling of retreat with the convenience of village life.

Overall, Quashes Cottage offers a rare combination of character, space and setting - a home that lends itself equally to everyday living, creative work or a more considered pace of life, all within easy reach of Exeter.

Please see the floorplan for room sizes.



Current Council Tax: Band D – Teignbridge

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Construction: Cob/thatch

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**Agents' Notes:**

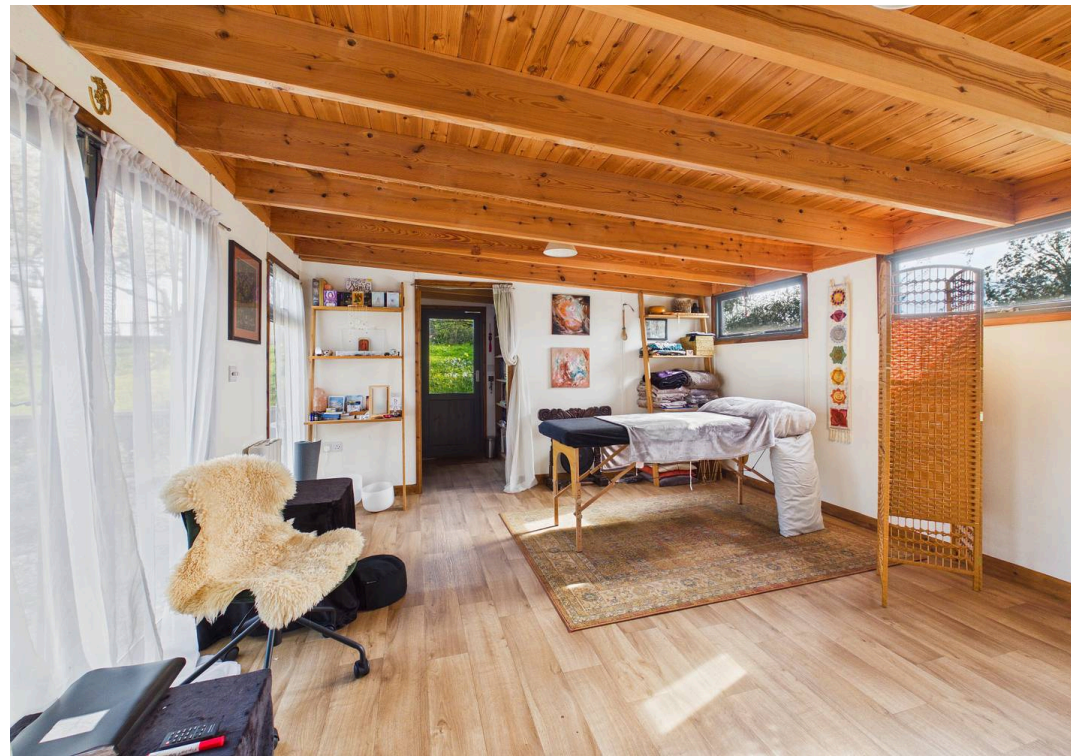
**Boundaries, Access & Parking:**

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**Broadband & Mobile Coverage:**

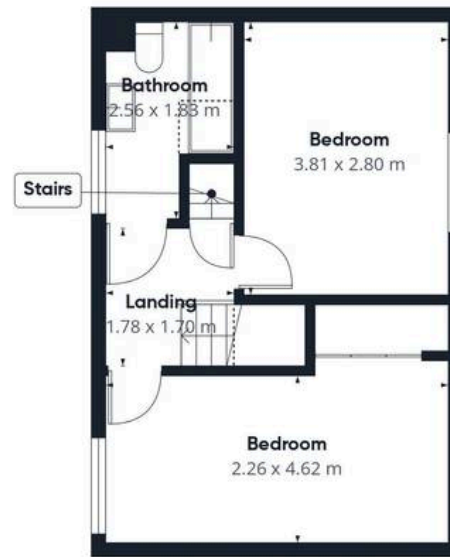
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.







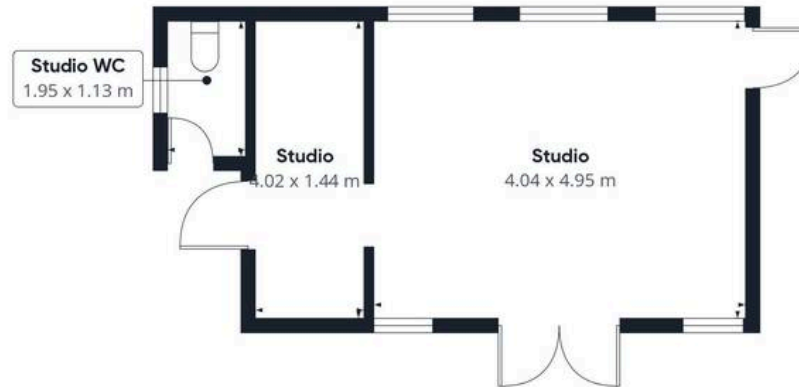
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

137.4 m<sup>2</sup>

Reduced headroom

3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Virtual Staging:** Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on viewing for an accurate understanding of the property.

**Private Drainage:** We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

**Heating Type (Non-Mains):** We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

**Thatch / Cob Construction:** We're informed by the seller that the property includes cob walls and/or a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

**TPO :** A Tree Preservation Order (TPO) applies to one or more trees within the garden, meaning they are legally protected and any works require consent from the local authority. Buyers should make their own enquiries regarding future maintenance or alterations.

**DIRECTIONS :** For Sat-Nav use EX6 6EH  
What3words [///sonic.expectant.shopping](https://www.what3words.com/sonic.expectant.shopping)

From the centre of Tedburn St Mary, head towards Cheriton Bishop. The cottage will be found on the left as you leave the village.





## Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.