



EASTWOOD
HOUSE

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Longdown, Near Exeter, Devon



AN ATTRACTIVE PERIOD DEVON FARMHOUSE WITH OUTBUILDINGS AND PASTURE PADDOCK IN A RURAL LOCATION NEAR EXETER

Summary of accommodation

Ground Floor: Entrance hall | Shower room | Drawing room | Sitting room | Dining room | Conservatory | Study | Kitchen/breakfast room | Utility room

First Floor: Principal bedroom/shower room suite | Three further bedrooms and bathroom

Outside: Parking | Barn | Stables and store | Gardens | Patio | Rear courtyard | Pasture paddocks

In all about 7.74 acres (3.132 hectares)

Distances: Exeter City Centre 3.5 miles, A30 2.5 miles, Exeter St David's Station 3.7 miles, M5 (Junction 31) 4.2 miles

Exeter Airport 11 miles, Moretonhampstead 12 miles

(All distances are approximate)

Guide price: £1,150,000



SITUATION

Eastwood house is situated amidst the rolling Devon farmland just to the west of Exeter. The small village of Longdown is situated on the B3212 road leading out of Exeter to Moretonhampstead and Dartmoor and includes an active village hall, just under 3 miles away. About 2 miles away, towards Exeter, is the popular village of Ide with community shop/post office, primary school and two pubs.

There is very easy and quick access into the nearby university and cathedral city of Exeter, providing a comprehensive range of shopping, cultural, leisure and sporting facilities including the Princesshay shopping centre, John Lewis department store, museum, restaurants, cinemas, theatres and hospital.





There is a golf club and Exeter is also home to Exeter Chiefs rugby club, beside which is a David Lloyd Health Club.

There are state secondary schools, Exeter College and private schools with Exeter School and Maynard School for girls, as well as one of the UK's top universities.

Within easy reach, to the west, is the beautiful River Teign Valley with its pretty villages and Dartmoor National Park, renowned for its spectacular scenery and providing many opportunities for walking, cycling, riding, fishing etc. on the doorstep.

The A30 dual carriageway is a short drive away, connecting to Junction 31 of the M5 motorway, and in Exeter there are stations with mainline connections to London (Paddington and Waterloo) and an airport providing both domestic and international services.

THE PROPERTY

Eastwood House is a pretty and well-presented period farmhouse believed to date from the early to mid Victorian era. Its adjacent courtyard of barns and outbuildings have been separately converted so that the farmhouse and barns now form a small community of five separate properties, with the privacy of each carefully considered, situated in a rural setting, surrounded by rolling farmland, off a small country lane.

The classically proportioned house, with hipped roof, faces south east overlooking its front garden and, either side of the entrance hall with exposed boarded flooring and paneling to dado height, is the drawing room and sitting room with wide stone fireplace. To the rear is the dining room leading into the conservatory with French doors out to the courtyard terrace, and the fitted kitchen with island with breakfast bar and Rayburn.

On the first floor, at the front of the house, is the large principal bedroom with en suite shower room and three further bedrooms and bathroom.



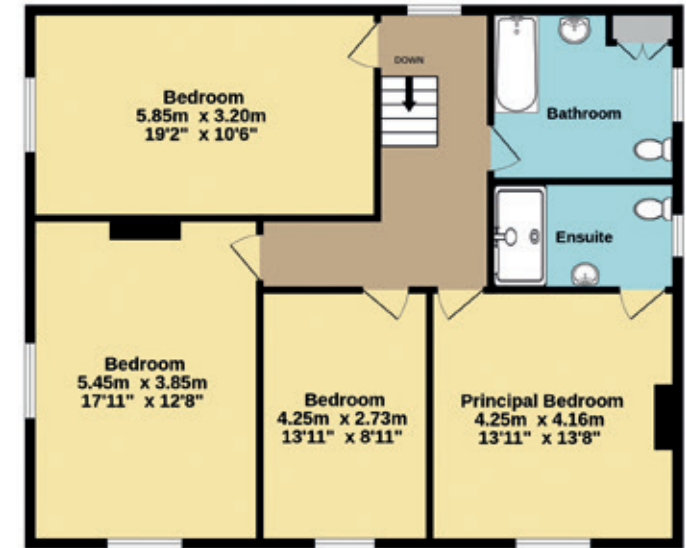


- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside

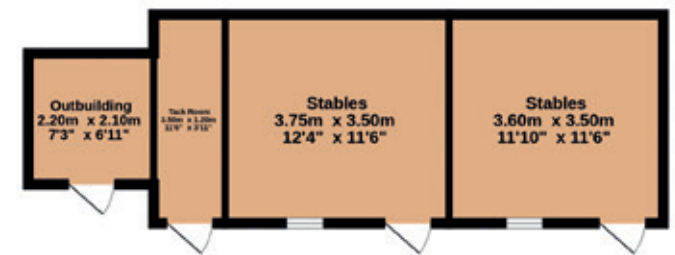
Ground Floor
179.6 sq.m. (1933 sq.ft.) approx.



1st Floor
96.4 sq.m. (1038 sq.ft.) approx.



Stables
34.5 sq.m. (372 sq.ft.) approx.



Approximate Gross Internal Area
310.5 sq.m. (3343 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



To the front of the house is a walled lawned garden and, on the north east side, a path leads around from the front garden to an enclosed courtyard and a large, useful barn adjoining the rear of the house.

On the south west side of the house, French doors open from the conservatory to the enclosed, stone paved, courtyard terrace fringed by plant borders providing a delightful outdoor dining and sitting area.

Adjoining is a parking area off the lane and the entrance driveway leads around to a yard area and the stable building comprising two loose boxes, tack room and store. On the other side of the drive is another level lawned garden area enclosed by clipped hedging and surrounded by shrubs and trees and a small paddock, and beyond the stable yard is an extensive gently sloping pasture paddock.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains Electricity, Serviced Independent Private Water Supply 2019, Oil Central Heating, Shared Sewage Treatment Plant 2022

Local Authority: Teignbridge District Council: 01626 361101

EPC: F

Council Tax: Band G

Directions: EX6 7RX





I would be delighted
to tell you more.

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