



The Longhouse



# The Longhouse

, Tedburn St. Mary, Exeter, EX6 6EQ

Cheriton Bishop 3.5 miles, Dunsford 4.3 miles, Exeter 8.2 miles

A beautifully presented and versatile family home in a sought-after village location with carport, garage and gardens with far-reaching rural views.

- Beautiful family home
- 5 bedrooms (annexe potential)
- Stylish accommodation
- Carport and detached garage
- EPC: D
- Grade II Listed Longhouse
- Thatched (re-thatched 2018)
- 0.82 acres of beautiful gardens
- Freehold
- Council tax band: G

Offers In Excess Of £795,000

## SITUATION

This wonderful family home is set in the heart of the village of Tedburn St. Mary, moments from stunning rolling Devon countryside. The village provides several everyday amenities, including a local shop, a pub, a village hall, veterinary surgery and a primary school. An excellent GP surgery can be found in nearby Cheriton Bishop. Exeter city centre is just eight miles away, with its first class shopping and entertainment choices, and excellent choice of schooling. Schools in Exeter include the independent Exeter Cathedral School and St. Wilfrid's School, as well as the outstanding-rated Exeter School and Exeter College. Transport connections nearby include the A30, which offers easy access to Exeter, while Exeter's four mainline stations provide regular services towards London and the surrounding towns and cities. There is also good bus services to Exeter, Okehampton, Chagford and Bude.



## DESCRIPTION

The Longhouse is a beautifully refurbished family home offering a wealth of characterful features with modern additions and the versatility to include annexed accommodation. The house has medieval origins dating back to the 15th Century. Evidence suggests this can be substantiated by an extensive archaeological survey commissioned by the previous owners. Various well preserved period features such as a plank and muntin screen, beamed ceilings and inglenook fireplaces, bread oven, and a late 18th Century Gothic timber window frame all contribute to the character of the house. Thoughtful consideration has been given to the restoration and integration of these original period features, but throughout the entire house is an ambience of light and spaciousness; quite unusual for a property of this age.

## ACCOMMODATION

The ground floor has a welcoming hallway with timber beams and panelling, which leads to the sitting room which features an inglenook fireplace fitted with a woodburning stove, an original bread oven and a timber beam ceiling. Adjoining the sitting room is the snug that provides further attractive reception space and also features a woodburning stove and inglenook fireplace. Towards the rear, the kitchen and dining room occupy a more modern addition to the home with French doors that open onto the garden, bespoke handmade fitted kitchen, an electric Aga, a double butler sink and generous dining area. Adjacent to the kitchen is a pantry, a useful utility/boot room and a downstairs cloakroom. On the ground floor there is also a bespoke fitted office, a shower room and a family room with south facing double doors that open onto the front garden.

Upstairs there are five bedrooms, one of which is accessed via its own private staircase above the family room, which provides the option of using this part of the property as a self-contained annexe. The generous principal bedroom has its own freestanding roll-top bathtub, while the first floor also has a family bathroom with a separate shower unit.

## GARDENS AND PARKING

The property features a beautiful level garden of approximately an acre, which backs onto the rolling surrounding countryside. At the front there is a gravel driveway, which provides easy parking space for several vehicles and access to the detached timber framed double carport and the boiler room and tool shed. Behind the carport there is a vegetable garden with raised beds and gravel pathways, while the rear garden includes extensive lawns, colourful border flowerbeds, various mature trees, established shrubs and paved terracing, as well as a Hartley Botanic greenhouse.

## SERVICES

Local Authority: Teignbridge District Council

Services: Mains electricity, water and drainage. Biomass central heating system.

Council Tax: Band G

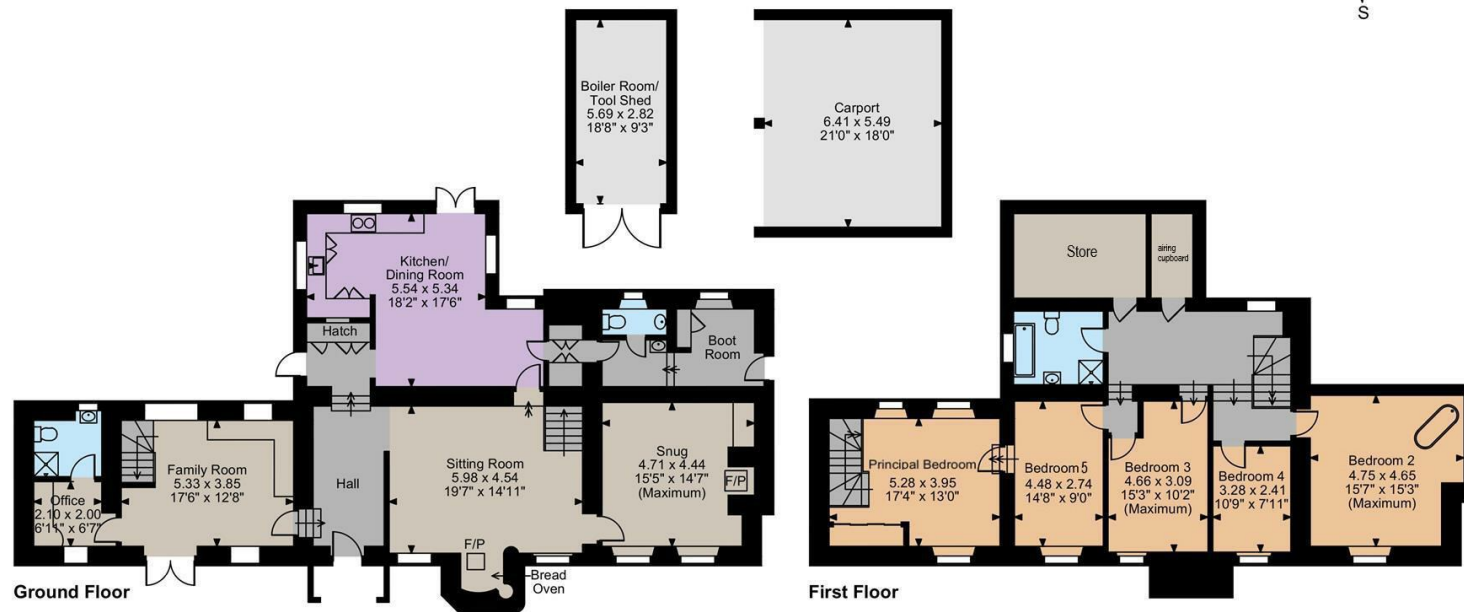
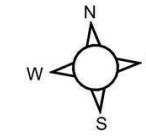
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

## DIRECTIONS

From Exeter proceed on the A30 westwards towards Okehampton. Take the first exit at Fingle Glen and at the roundabout take the first left towards Tedburn St Mary. On entering the village of Tedburn St Mary carry on through the centre and take the left sign posted Parish Church. After a short distance the property will be on your right.





The position & size of doors, windows, appliances and other features are approximate only.  
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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