



Ivy Cottage



STAGS

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Longdown, Exeter, EX6 7SN

Exeter City Centre (4.5 miles), A30 access (2.5 miles), Exeter Airport (9 miles)

An exquisite thatched cottage, sympathetically renovated to an exceptional standard, with versatile accommodation, and beautifully terraced gardens.

- Immaculately renovated thatched cottage
- Inglenook fireplaces
- Bespoke kitchen
- Parking for two vehicles
- Council Tax Band: E
- Underfloor heating and stone slab flooring
- Not listed
- Integrated Bosch appliances
- Versatile studio/home office space
- Freehold

Guide Price £525,000

SITUATION

Ivy Cottage is set in the picturesque Teign Valley, known for its unspoilt countryside, rolling farmland and easy access to Dartmoor National Park. Close to the popular village of Dunsford, residents benefit from a primary school, parish church, village hall, traditional pub and a variety of community activities. The cathedral city of Exeter, around 8 miles east, offers extensive shopping, dining, cultural and educational amenities, mainline rail links to London, access to the M5 and Exeter Airport. With Dartmoor's moorland, woodland walks and riding trails nearby, and the South Devon coast within easy reach, Ivy Cottage combines the best of Devon's rural lifestyle with excellent connectivity.

DESCRIPTION

Dating back around 400 years, Ivy Cottage is a beautifully restored cob and thatch home that has been comprehensively renovated to combine period charm with modern comfort. Recent improvements include complete rethatching in 2024, double glazing throughout, handmade oak internal doors, fully lined chimneys, solar-assisted hot water, complete rewiring, new ceilings and extensive timber treatment works. Great care has been taken to preserve the cottage's original character while enhancing it for contemporary living.



ACCOMMODATION

Entered through the charming cottage garden, Ivy Cottage immediately impresses with its exceptional presentation and period character. The welcoming dining room features stone slab flooring with electric underfloor heating and leads to a versatile ground-floor bedroom, currently used as a home office. The cosy sitting room centres around a magnificent inglenook fireplace with a gas wood-burning stove and original bread oven, overlooking the front garden and adjoining a useful studio space ideal for home working, hobbies or workshop. At the heart of the home is a bespoke kitchen with marble worktops, integrated Bosch appliances and an Everhot range cooker, offering ample storage and workspace, with a stable door opening to the rear parking area. Upstairs are two generous double bedrooms and a beautifully finished family bathroom.

GARDEN AND PARKING

The generous landscaped country cottage style gardens extends to 1/4 acre, are arranged over three attractive levels and are a delight. Ample parking for two vehicles completes this delightful village home.

SERVICES

Utilities: Mains electricity, and water

Heating: Underfloor throughout downstairs with separate controls.

Electric heaters in upstairs bedrooms and heated towel rail in the bathroom.

LPG gas to supply ancillary heating for the 'wood burning' stoves in sitting room and dining room. Everhot cooker in the kitchen.

Solar panel heats the water directly

Drainage: septic tank/digester in the neighbours garden, shared with two other cottages, completed 1997, emptied annually

EE, Three, O2 and Vodafone mobile network likely available (Ofcom)

Standard and Superfast broadband available (Ofcom)

AGENT'S NOTE

*Application for change of use for the Lamb pub has been submitted to change from public house to residential.

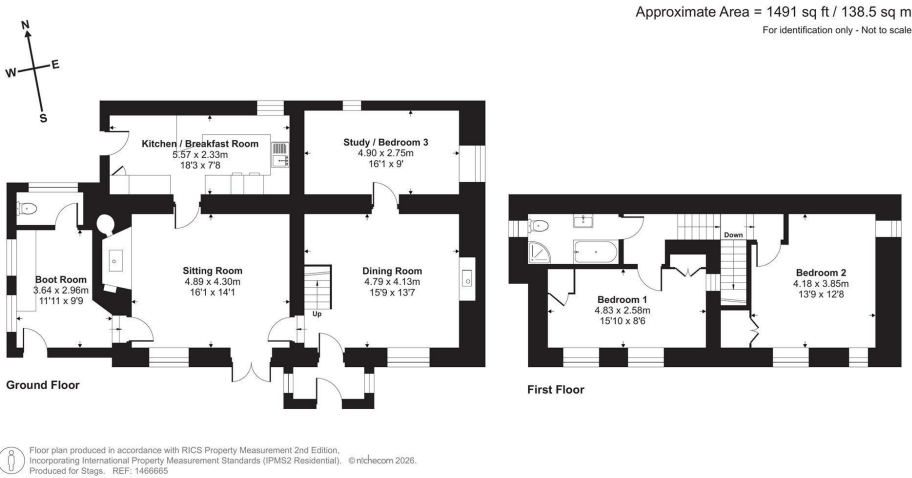
**A covenant affects just the top corner of the garden and prohibits the manufacture or sale of strong liquor, gambling or public dancing. That small part of the garden once belonged to the Methodist church.

DIRECTIONS

What3words://////clock.automate.seeing



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		
(55-68) D		
(39-54) E	51	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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