

Leigh House

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Leigh House,

Doddiscombsleigh, Exeter, Devon, EX6 7PR

Chudleigh (7.5 miles), Exeter City centre (8 miles)

A spacious and versatile detached family home set within wonderful secluded gardens and grounds of approximately 1.4 acres, located in a sought-after Devon village.

- No onward purchase
- Far reaching countryside views
- 4/5 bedrooms
- Large open barn
- Freehold
- Versatile accommodation
- On the edge of Dartmoor National Park
- Well maintained gardens and paddock
- Land amounting to 1.47 acres
- Council Tax Band: G

Guide Price £795,000

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SITUATION

This wonderful family home occupies an enviable position in the sought-after village of Doddiscombsleigh, enjoying far-reaching views across its own land and the surrounding countryside. The village benefits from a thriving community, a well regarded public house, The Nobody Inn, parish church, primary school, and regular bus services into Exeter.
The property is ideally located for enjoying the outstanding natural beauty of Dartmoor National Park, whilst being approximately 8 miles from Exeter, offering comprehensive shopping, leisure, educational and transport facilities including mainline rail services and an international airport. Nearby villages such as Christow and Dunsford provide further amenities.

DESCRIPTION

Originally constructed in 1994, Leigh House has been significantly improved and extended by the current owners since their purchase in 2005 with potential for further developments. The result is a spacious and thoughtfully arranged family home, with the majority of the accommodation located on the upper floor to maximise the elevated outlook.
The ground floor provides extensive garaging and a highly versatile room currently used as a craft/games room, with excellent potential to create a self-contained annexe, home office, gym, or additional bedroom accommodation, subject to any necessary consents.
Externally, the property is approached via a private driveway with extensive parking, well-maintained gardens, and adjoining paddock, together with a large timber pole barn ideal for storage or workshop use.

ACCOMMODATION

A covered entrance opens into a spacious reception porch with a staircase leading to the first floor and doors providing access to the double garage and multi-purpose craft/games room.
The first floor provides well proportioned and light-filled accommodation with excellent flow, enjoying attractive views to both the front and rear. The layout comprises a generous sitting room with oak flooring, wood-burning stove and direct access to the garden, opening through to a spacious dining room, creating an ideal entertaining space. A well-appointed kitchen is fitted with a comprehensive range of modern units, induction hob and integrated appliances, complemented by a utility room with Butler sink and external access to a useful covered terrace.
There are four double bedrooms, two with extensive built-in wardrobes, including a very spacious principal bedroom with en-suite bathroom, together with a study/storage area and a contemporary family bathroom featuring a spa bath and separate shower.













GARDENS AND GROUNDS

The property is approached via a private driveway leading to extensive parking area with attractive raised planting beds on either side. To the rear of the property, a decked and paved terrace provides a perfect entertaining area, leading onto a south-west facing level lawned garden interspersed with mature flower beds, a pond and a small orchard.

A particularly striking feature is the hexagonal timber BBQ lodge, fully powered and capable of seating up to 15 people, ideal for year-round entertaining.

Beyond the garden lies a gently sloping paddock of approximately 0.7 acres which has full vehicular access from the road and used variously by the current owners for ponies, sheep and goats, complete with fruit cage, timber shed and log store. In total, the grounds extend to approximately 1.4 acres, offering privacy, seclusion and wonderful rural views.

OUTBUILDINGS

A substantial open-fronted timber pole barn (8.76m x 5m) is accessed via a gravelled driveway to the side of the house. The building benefits from power and lighting, enclosed storage, and has previously accommodated a campervan, making it ideal for workshop use, garaging or recreational storage. There is also a Summer House and Potting Shed.

SERVICES

Utilities: Mains electricity and water

Drainage: Private drainage via compliant septic tank

Heating: Oil-fired central heating

3.8kw solar PV system, generating approximately £1,500 per annum via feed-in tariff (remaining term approx. 10 years)

Broadband: Airband delivering approximately 30–35 Mbps download speeds

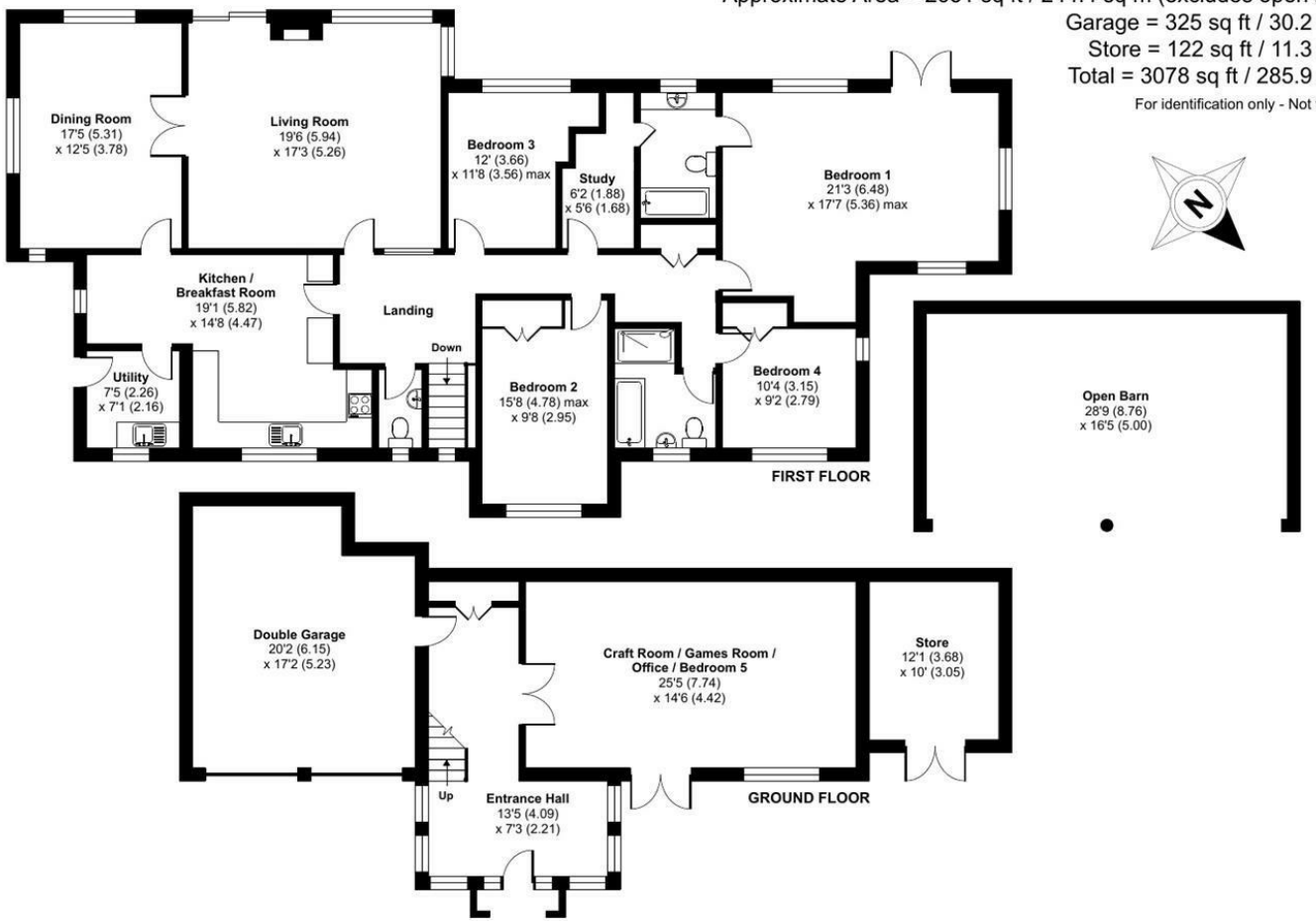
DIRECTIONS

From the Exeter direction on the A38 take the turning signposted Dunchideock, Exeter Racecourse and Haldon Forest Park. At the mini roundabout turn right and follow the signposts to Haldon Forest Park. After nearly 2 miles and having passed the Park entrance on your left take the second turning left signed The Nobody Inn. After about another mile take the turning right signposted Doddiscombsleigh and The Nobody Inn. Follow the road through the village passing the village triangle and The Nobody Inn on your left. Continue past the school and Leigh House is at the top of first driveway on the left.

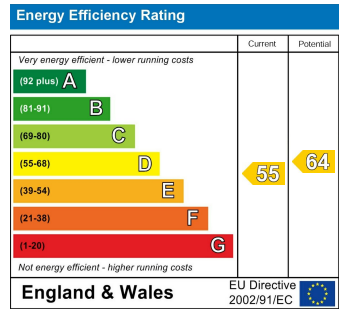
From the Plymouth direction on the A38 take Chudleigh exit. At the T junction turn left and then almost immediately right onto the B3193 Teign Valley Road. After about 6 miles turn right at the crossroads in front of the Teign House Inn. Follow the road into the village and Leigh House is on the right at the top of the driveway immediately past the telephone box.

Leigh House, Doddiscombsleigh, Exeter, EX6

Approximate Area = 2631 sq ft / 244.4 sq m (excludes open barn)
Garage = 325 sq ft / 30.2 sq m
Store = 122 sq ft / 11.3 sq m
Total = 3078 sq ft / 285.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Rendells. REF: 1236896



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