



Hillcrest Cottage

Butts Lane, Christow, Exeter, EX6 7NN

RENDELLS

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Asking Price £325,000

A charming, end-terrace cottage in a fabulous village position with far reaching countryside and woodland vistas with plentiful parking, a garage and beautiful front and rear gardens.

- **Charming Village Property**
- **Stunning Position with Exceptional Views**
- **Two / Three Bedrooms**
- **Family Bathroom**
- **Living Room with Open Fireplace**
- **Kitchen/Breakfast Room with Solid Fuel Range**
- **Detached Single Garage**
- **Solar Panels with Battery Storage**
- **Front and Rear Gardens**
- **Extensive, Recently Landscaped Private Parking**
- **Double Glazed Throughout**

Situation:

The property is situated on the fringes of the popular Teign Valley village of Christow, set just within the National Park boundary. On the road from Exeter over the moor to Moretonhampstead, Christow occupies the topmost reaches of the Teign valley in glorious countryside. The famed Daffodil woods and Steps Bridge are close by.

The attractive village set high in the Teign Valley close to the Kennick and Tottiford reservoirs, has a breathtaking countryside all around. It is a former mining area - tin, silver, copper and manganese all mined locally. There is a church (with a notable granite tower), pub, post office, shop, and accommodation. The Cantonteign falls are close by. Exeter, with its extensive range of amenities and excellent transport links is only 9 miles distant.

Description:

This charming cottage occupies a slightly elevated position on the fringes of this popular village. Updated in recent years by the present owners to include solar panels with battery storage and a fabulous, recently upgraded driveway, the property may benefit from some gentle modernisation, although is double glazed throughout and offers comfortable, versatile accommodation.

There are glorious countryside views in all directions, particularly from the first floor. There is a single garage, with power, light and an electric roller door. The private front and rear gardens are delightful, and play host to numerous species of wildlife. The village centre is a gentle stroll away, as are the many exceptional countryside walks nearby.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band C - £2316.31 pa for 2026/2027

EPC: Rating F

Services:

Mains Electricity, Water and Drainage. Solid fuel rayburn to radiators.
Broadband available up to 80 mbps (Source Ofcom)

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101
Dartmoor National Park - www.dartmoor.gov.uk - 01626 832093

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277 Email dartmoor@rendells.co.uk

What3Words location: options.collapsed.ambushed





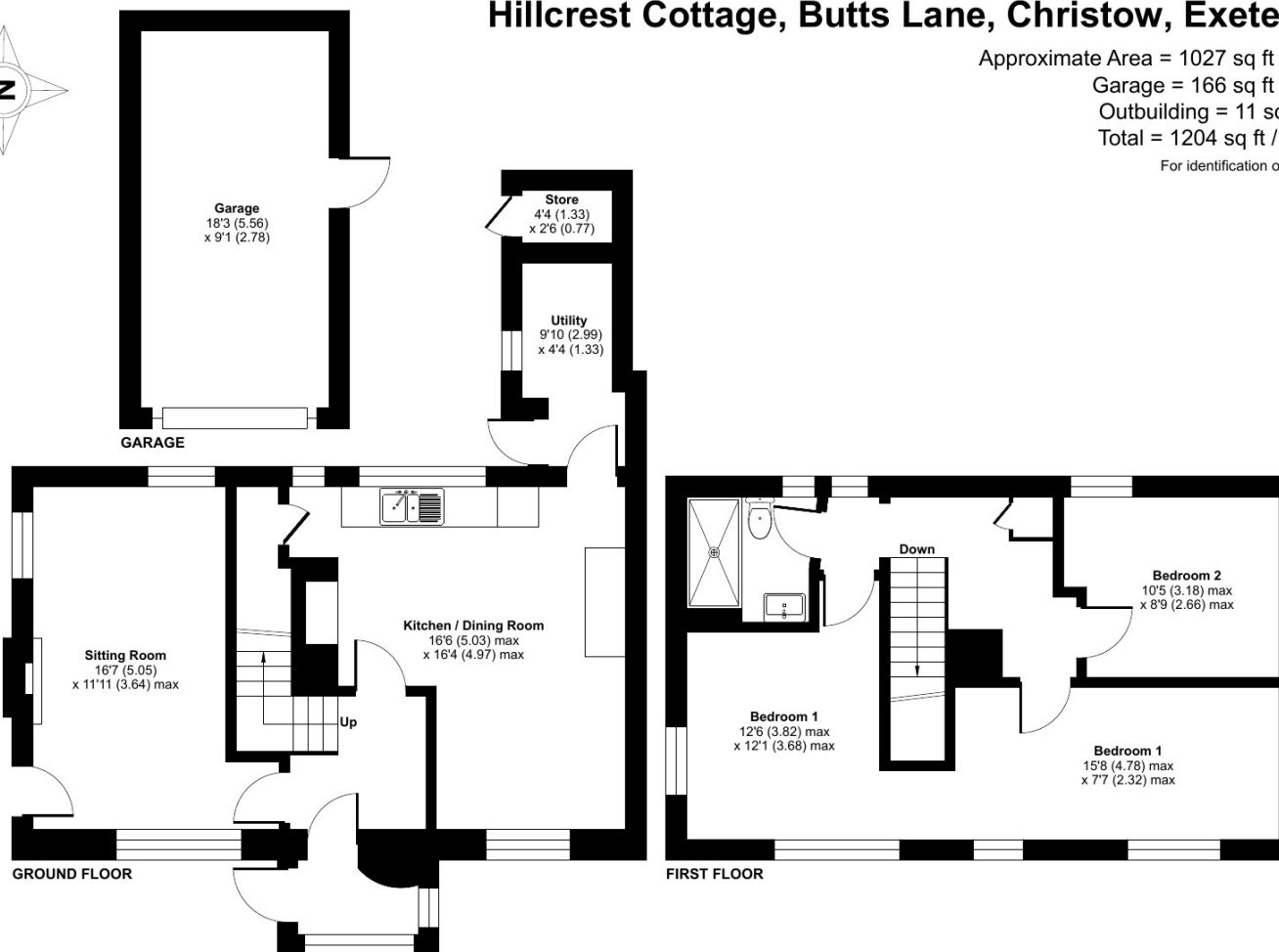




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Approximate Area = 1027 sq ft / 95.4 sq m
 Garage = 166 sq ft / 15.4 sq m
 Outbuilding = 11 sq ft / 1 sq m
 Total = 1204 sq ft / 111.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1450653

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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