



Symonds  
& Sampson

# St. Nicholas

Dunsford, Exeter, Devon

# St. Nicholas

Dunsford, Exeter

Devon EX6 7AA

A magnificent 5-bedroom Georgian former vicarage with stunning views and versatile ancillary accommodation, nestled in the sought-after village of Dunsford situated on the edge of Dartmoor National Park. 2-bedroom converted barn (Grade II), studio/office, gym, sauna, swim spa set in charming walled gardens, an orchard and paddocks extending to 8.58 acres (3.47ha).



- Meticulously renovated and presented Georgian house
- Classical proportions, period features and sympathetic extension
- Thriving, sought after village in Dartmoor National Park
- Private village location with stunning views over its land to the countryside beyond
  - Charming mature walled gardens
  - Detached former Coach House
- Ground source heat pump, solar panels and solar thermal tubes installed
  - Office/Studio, home gym, sauna and swim spa
- Stables, well-maintained paddocks, fully stocked orchard and wildlife pond
  - In all 8.58 acres (3.47 ha)

Freehold

Axminster Agricultural  
01297 33122

[axminster@symondsandsampson.co.uk](mailto:axminster@symondsandsampson.co.uk)



## SITUATION

St Nicholas nestles on the fringes of Dunsford, one of the most sought-after villages in the Teign Valley, lying within the eastern border of Dartmoor. The property faces south with open views over beautiful countryside and also has charming views to the church in another direction. Dartmoor National Park is renowned for some of the country's most beautiful and unspoilt countryside with open moorland and steep river valleys. The amenities of this pretty village are within walking distance, including the medieval St Mary Church, village shop/Post Office, the Royal Oak pub, village hall and primary school. This thriving community offers an easy commute to Exeter, only 7 miles away, and beyond. The cathedral city offers a wider range of cultural, recreational and educational opportunities, Exeter International Airport, mainline station to Paddington (2 hours 13 minutes) and access to the M5.



## THE PROPERTY

The original Vicarage was built in the early 1800's on the site of an earlier house, and has rendered elevations under a slate roof. The accommodation is arranged over three floors, epitomizing the classical style of the Georgian era with generous sized rooms, high ceilings and large windows. St Nicholas has been the subject of an exacting scheme of restoration and improvement by our clients to create a welcoming and sympathetic home which is impeccably presented. Once inside, the south facing house feels light and airy. There is a successful blend of period features and the conveniences of modern living which one would hope to find in a house of this calibre.

Downstairs all the rooms have underfloor heating. The elegant and expansive drawing room has two fireplaces and a window that opens onto the garden. The kitchen features bespoke units under granite worktops, an island and integrated appliances. The adjacent modern extension features an open plan family sitting room and dining room with bifold doors opening onto a large terrace overlooking the gardens. Upstairs on the first floor are four generous bedrooms with fireplaces and two bathrooms. The third floor has an enormous open plan master suite with a spacious bathroom and storage. Virtually all the rooms have bucolic views over the gardens to the surrounding countryside. See floorplan for accommodation and measurements.





# St. Nicholas , Dunsford, Exeter

Approximate Area = 5836 sq ft / 542.1 sq m (excludes void & storage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1402344

© nichecom 2026.





## OUTSIDE

Set back from the village, St Nicholas is approached via a sweeping driveway flanked by elegant dry-stone walls and granite pillars. Automated gates open onto a lavender lined approach, leading to a granite paved parking and turning

area to the front of the house. The mature landscaped gardens extend around the south and west elevations, while the village-facing side is enclosed by high, Grade 2 listed walls, offering privacy. The gardens are predominantly laid to lawn, interspersed with beautifully planted, year-round

borders that provide structure and seasonal interest. A separate entrance from the village road provides access to The Surgery, complete with its own hot tub, alongside a well-insulated Office/Studio (4.26m x 2.73m). Adjacent, an external swim spa is complemented by a gym, shower room, and sauna, combining wellness and leisure within the grounds.





## THE SURGERY

Set between the house and village road is the converted Grade II listed barn, with cob elevations under a thatched roof. Once used as a doctor's surgery, our clients' have sensitively completed the conversion of the building into ancillary accommodation. Downstairs the sitting room opens into a full height kitchen with room to dine, whilst upstairs there are two bedrooms and a bathroom. Many of the period features have been preserved including feature timber beams, stone walls and a gable end dovecote in the bedroom. There is separate secondary access from the lane and a private courtyard garden with a sunny terrace. See floorplan for accommodation and measurements.

## THE LAND

The land has access from the drive and provides both protection and amenity use for the property. It is bounded by a belt of mature trees to the south, divided into well-fenced

paddocks and features some fine mature oak trees and a pond. There are timber stables with two boxes and planning permission for a barn. In all the property extends to some 8.58 acres (3.47 ha).

## SERVICES

Mains electric including three-phase. Mains & private water. Mains drainage. Ground source heat pump. 15 Solar panels. Solar thermal tubes for water heating. Standard broadband. Vendors use Cloud Wireless for internet coverage up to 100 Mbps. There is good mobile coverage in the area, please refer Ofcom's website for more details.

## MATERIAL INFORMATION

1. A public footpath passes down the drive and part way along the eastern boundary.
2. The property is within Dartmoor National Park.
3. St Nicholas is situated in an area with a very low probability of flooding.

## TENURE

All freehold with vacant possession upon completion.

## SPORTING

All rights are understood to be owned and included in the sale. Racing at Exeter, Golf at Fingle Glen. Sailing on the coast at Exmouth.

## EDUCATION

Primary schooling at Dunsford. Good state secondary schooling at Teign School. Independent Schools in the area include the Exeter School, The Maynard School and Blundells at Tiverton.

## LOCAL AUTHORITY

Teignbridge District Council. Tel. 01626 361101. Council Tax Band: G



## VIEWING

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122.

## DIRECTIONS

What3words ///beast.gladiator.awesome

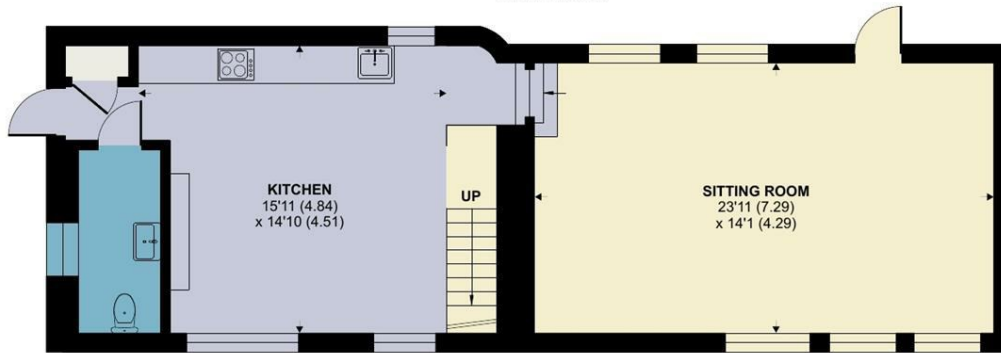
# St. Nicholas, Dunsford, Exeter

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2026. Produced for Symonds & Sampson. REF: 1402350



AxAg/ACG/0326



01297 33122

axminster@symondsandsampson.co.uk  
Symonds & Sampson LLP  
, Trinity Square,  
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Symonds  
& Sampson

