



THE SPINNEY, BRIDFORD

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THE SPINNEY

BRIDFORD • DARTMOOR • DEVON

Tucked away in the peaceful village of Bridford within the Teign Valley, this spacious detached home offers a rare opportunity to enjoy countryside living with breathtaking panoramic views. Set within generous gardens and benefiting from a substantial driveway and double garage, the property enjoys an elevated position, making the most of its glorious outlook across rolling Devon hills. Whether you're looking for a full-time residence or a countryside retreat, this home delivers space, privacy, and potential in equal measure.



SAWDYE & HARRIS
THE TEIGN VALLEY OFFICE

01364 852666
HELLO@SAWDYEANDHARRIS.CO.UK



KEY FEATURES

- Fantastic Village Location – Set in the desirable rural village of Bridford, with easy access to Exeter and Dartmoor.
- Spectacular Countryside Views – Sweeping, uninterrupted outlook over surrounding farmland and hills.
- Spacious Detached Home – Generous internal accommodation with flexible living space.
- Mature Gardens – Wraparound lawned gardens, perfect for outdoor entertaining and relaxation.
- Decker Terrace – Raised timber terrace to the rear, ideal for taking in the view with morning coffee or evening drinks.
- Double Garage & Ample Parking – Large driveway with turning space and a double garage with workshop potential.
- Peaceful Yet Connected – A tranquil setting with good transport links into Exeter, plus local pub, village hall and thriving community.







As you approach the property, a welcoming entrance sets the tone for the lovely home that awaits. Step through the front door into a light-filled hallway, with the main rooms situated off.

The contemporary kitchen sits to one side and is beautifully fitted with sleek high-gloss cabinetry, granite worktops, and integrated Neff appliances including a double oven, microwave and induction hob with a modern extractor above. A central island with breakfast bar seating provides the perfect space for casual dining or entertaining. The dining room sits to the rear with stunning views and a door out to the private patio terrace.

Practical living is well-considered, with a utility room providing additional storage and workspace. and a ground floor cloakroom.





Sitting to the rear of the property, you'll discover a magnificent lounge that immediately captures your attention with its impressive stone-faced fireplace and wood-burning stove creating a focal point of warmth and character. Of further note are the wonderful views from this triple aspect room.





The property offers four well-proportioned bedrooms, including a generous master bedroom that promises a peaceful retreat. There is plenty of space and flexibility for family living, home office space, or guest accommodation.



The property is well served with an En Suite bathroom, four piece family bathroom suite and further shower room.



Outside

Outside, the property truly comes into its own. A substantial garden surrounds the home, featuring a well-maintained lawn, mature planting, and a useful greenhouse.

There are numerous areas to sit out including a raised decking area which provides the perfect spot for outdoor entertaining and enjoying the stunning countryside views at the top of the garden and a further terraced decked seating area in the lower part of the garden.

A detached double garage offers excellent additional storage and parking.





Key Facts for Buyers

TENURE - Freehold with no onward chain.

COUNCIL TAX BAND - F

EPC - E

SERVICES

The property has mains electricity, water and drainage. The property has oil fired central heating with wood burner to the lounge.

BROADBAND

Part Fibre Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - **Key Facts for Buyers - [click here](#)**

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at the Teign Valley - 01626 852666 Email - hello@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

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Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

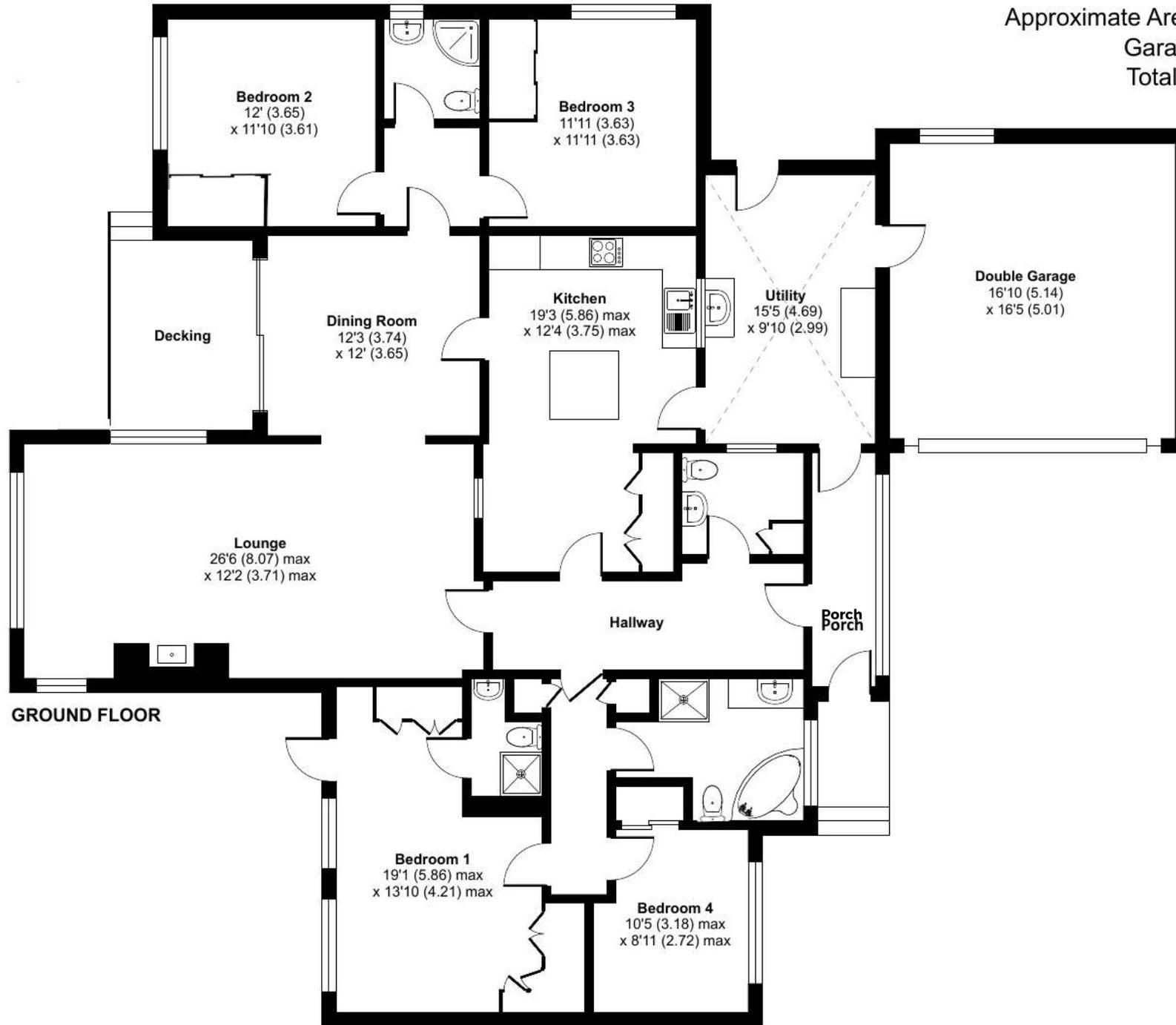
The Spinney, Bridford, Exeter, EX6

Approximate Area = 1960 sq ft / 182 sq m

Garage = 277 sq ft / 25.7 sq m

Total = 2237 sq ft / 207.7 sq m

For identification only - Not to scale

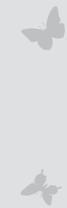


About... Bridford

Bridford is a lovely, Devon village of about 500 people lying in the Teign Valley. The main part of the village sits on the Southern facing slope of a tributary of the Teign and at 1,100 feet above sea level it is the highest village in the Teign Valley. There is a village pub called the Bridford Inn, as well as a Church. The Post Office visits weekly and the doctor's surgery is open five days a week in neighbouring Christow. There is a children's play park, a village garden and a village hall.

Set in Dartmoor National Park and in the popular Teign Valley, the area is best known for its striking granite tors, steep wooded river valleys and heather covered moorland, offering a wide selection of recreational opportunities such as walking, cycling, riding and fishing on the River Dart and River Teign. Many of the region's finest beaches are also within easy driving distance.

Exeter St David's train station has direct links to London Paddington. There is also an international airport in Exeter. The A38 (Devon Expressway) provides good access to Plymouth, Exeter and the M5 motorway network. The A30 offers easy access to Okehampton and Cornwall.



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EX6 7JQ



To view this property simply call our Chudleigh Office on 01626 852666

