



Brookside

Dunsford, Exeter, EX6 7HE

RENDELLS

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Asking Price £795,000

A glorious, versatile and spacious detached residence in gardens of around 1/2 an acre, with linhay parking, garage and outbuildings and beautifully presented accommodation throughout, including a self contained studio annexe.

- **Fabulous proportions throughout**
- **Ground floor studio annexe**
- **Four Bedrooms**
- **Three Bathrooms and Cloakroom**
- **Large Living Room and Conservatory**
- **Kitchen/Breakfast Room and Utility**
- **Walk in larder**
- **Gardens of approximately 1/2 an acre.**
- **Garage, double linhay parking and two workshops**
- **Extensive private parking**
- **Oil fired central heating and double glazing**

Situation:

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

The village of Dunsford lies on a wooded hill sloping down to the River Teign. The hilltop church has glorious views over the hills and hollows of a classic Devon landscape. There is a popular village pub, shop and post office and numerous clubs and societies. The Cathedral city of Exeter lies only 8 miles to the east, providing easy access on to the A30, A38 and M5 motorway.

Description:

The property has remained in the same family ownership for many years and has been loving maintained and extended. The gardens are almost entirely level and have been thoughtfully landscaped for ease of maintenance, in spite of the generous size.

There is a detached timber outbuilding, comprising a garage, linhay parking and two workshops. In addition, there is a secure wood store.

The accommodation is impeccably maintained throughout. Particularly noteworthy is the conservatory extension which faces south-west, and enjoys full sun throughout the day. The studio annexe is a real bonus, and is ideal for an older relative or independence seeking teenager. Further, the space could easily be utilised as a versatile working from home area.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band D - £2567.39 pa for 2026/2027

EPC: Rating D

Services:

Mains Electricity, water and Drainage. Oil fired central heating system from boiler and radiators. Broadband available up to 41 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: elect. Elbowed.nozzle







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Approximate Area = 1549 sq ft / 143.9 sq m(exclude carport)

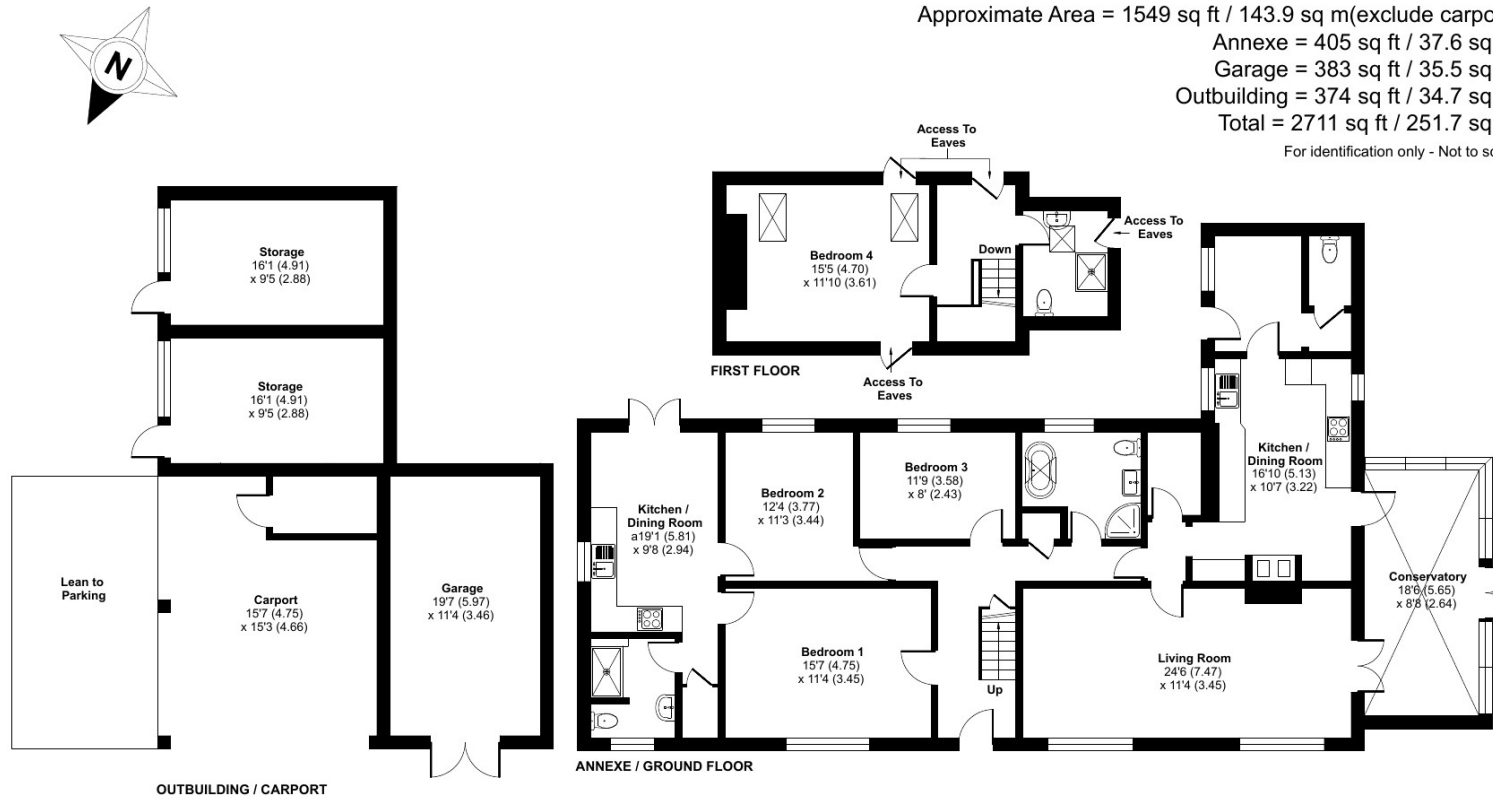
Annexe = 405 sq ft / 37.6 sq m

Garage = 383 sq ft / 35.5 sq m

Outbuilding = 374 sq ft / 34.7 sq m

Total = 2711 sq ft / 251.7 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: 1446273

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.
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- 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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