



Home View

Tedburn St. Mary, Exeter, EX6 6AZ

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Guide Price £750,000

A charming, detached house in an elevated position with exceptional views, a garage and outbuildings and an enclosed paddock of around 3.5 acres with potential.

- **Detached Farmhouse Requiring Modernisation**
- **Three Double Bedrooms**
- **Two Reception Rooms**
- **Kitchen with Oil Fired Range**
- **Shower Room and Two Cloakrooms**
- **Detached Single Garage and Driveway**
- **Outbuildings**
- **Approx 3.5 acre Paddock With Additional Road Access**
- **Generous Formal Gardens**
- **Possible Development Potential (Subject to the necessary consents)**

Situation:

Tedburn St Mary is a small village on the edge of Dartmoor National Park and is surrounded by beautiful countryside. The village has a population of around 1,000 people and is known for its friendly community and peaceful way of life. Tedburn has a rich history, with evidence of human settlement dating back to the Bronze Age. The village was also an important stop on the old coaching route between Exeter and Okehampton.

One of the most notable features of the village is its beautiful church, which dates back to the 13th century. The church is dedicated to St Mary and is a Grade I listed building. It features a stunning tower and spire, as well as a number of interesting architectural details. The church is still in use today and is a popular destination for visitors to the village.

Tedburn St Mary is also home to a number of local businesses, including a post office, a village shop, and a pub. The village has a strong sense of community, with regular events and activities taking place throughout the year. These include a popular annual carnival, as well as a range of sports and social clubs. There is easy access on to the A30 with Exeter only 10 miles distant.

Description:

A fabulous opportunity situated on the fringes of the village, Homelands is a detached house, now requiring modernisation, ideally positioned in an elevated spot with fabulous rural views in all directions. Occupied by the present owner for many years, the lovingly maintained home sits centrally on a generous garden plot. There is a garage and plentiful private parking.

Worthy of particular note is the 3.5 acre paddock, which is accessed either from the house or via a secondary gateway on to the public highway. It is considered this paddock may hold development potential, subject to planning. A super opportunity, with huge potential.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band F. £3730.67 for 2026 / 2027

EPC: Rating F

Services:

Mains Electricity and Water. Oil fired central heating. Private septic tank drainage.

Broadband available up to 59 mbps (Source Ofcom)

Local and Planning Authority:

Teignbridge District Council - www.teignbridge.gov.uk - 01626 361101

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 dart-moor@rendells.co.uk

What3Words location: grows.summer.interrupt





Bridge

Home View

Pond

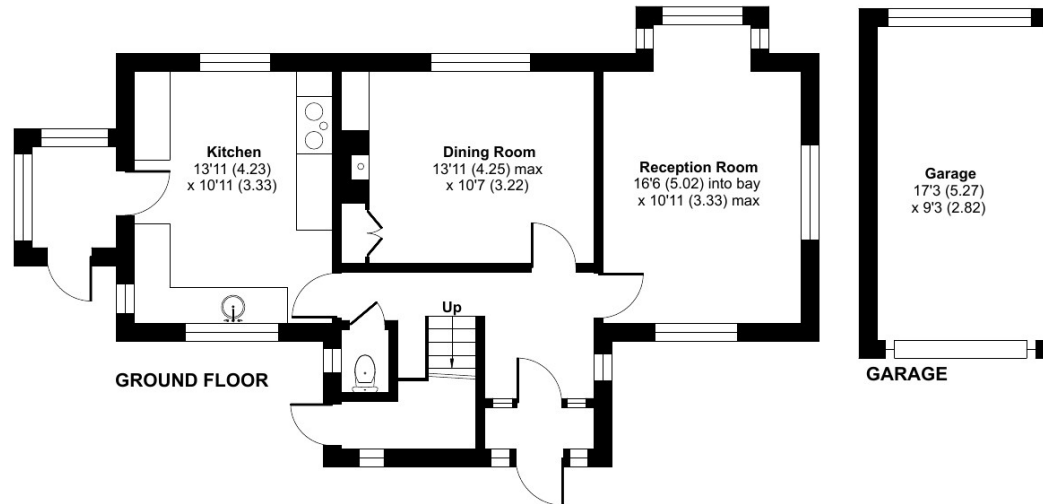
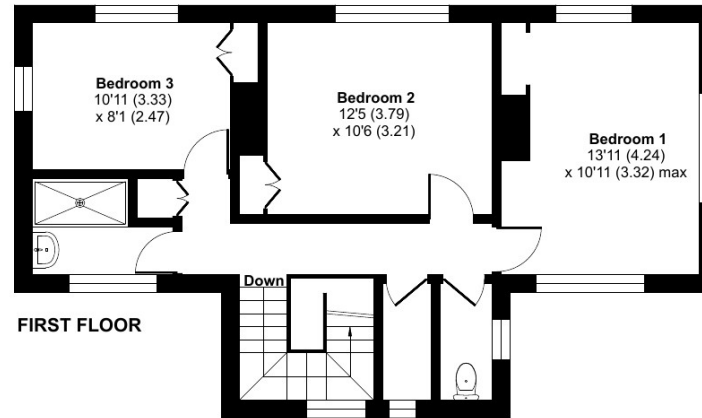
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Approximate Area = 1259 sq ft / 116.9 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 1419 sq ft / 131.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1496263

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