Charisma Cottage

STAGS

Charisma Cottage

Drewsteignton, Exeter, EX6 6QR

Exeter (16 miles), Chagford (3.5 miles), A30 / Whiddon Down (4 miles)

A stunning Grade II listed, four bedroom family home that has been sympathetically modernised to an exceptional standard.

- Stunning four bedroom family home
- Beautifully upgraded throughout
- Grade II listed
- Generous garden
- Council Tax Band: E
- Motivated seller
- Newly re-thatched and re-rendered
- Double garage with first floor storage
- No onward chain
- Freehold

Offers In Excess Of £550,000

SITUATION

Charisma Cottage enjoys a peaceful setting in the picturesque village of Drewsteignton, on the edge of beautiful Dartmoor National Park. Surrounded by rolling countryside and scenic walking routes, the cottage offers an ideal balance of rural tranquillity and accessibility. The village is well known for its traditional character, welcoming community, and excellent local pub, while the nearby market town of Chagford provides a wider range of independent shops, cafés, and everyday amenities. The area is perfect for outdoor pursuits including walking, cycling, horse riding, and exploring the dramatic landscapes of Dartmoor.

DESCRIPTION

Charisma Cottage enjoys a prime position just off the historic village square in the charming and highly regarded village of Drewsteignton. At the heart of the community lies the thriving, community-owned The Drewe Arms, a beautifully preserved village inn serving as a true social hub, renowned for its welcoming atmosphere, excellent local food and drink, and vibrant programme of events. Surrounded by exceptional countryside on the edge of Dartmoor National Park, the village offers an abundance of scenic walks directly from the doorstep. From tranquil riverside strolls through the Teign Valley to Fingle Bridge, to more adventurous routes leading to Castle Drogo, the area is ideally suited to those who enjoy outdoor pursuits and the natural beauty of Dartmoor.

ACCOMMODATION

A beautifully presented and deceptively spacious character cottage, thoughtfully combining period charm with contemporary comfort. Rich in original features including exposed beams, stone fireplaces and a charming thatched storm porch, the property offers versatile family accommodation arranged over two floors. The house is stone built, with small amounts of cob and a new thatched roof. The welcoming principal reception room is filled with natural light from two south-facing windows and centres around an attractive feature fireplace with decorative tiled inset. The generous kitchen/dining room is particularly appealing, featuring exposed stonework, oak detailing and a traditional bio-fuel range, creating a warm and inviting heart to the home.

Of particular note is the striking garden room extension, a superb contemporary addition with skylight and full-width bi-fold doors opening onto the gardens, flooding the space with light and creating an exceptional connection between the house and its surroundings. A useful study/hobbies room, secondary kitchen/utility and stylish ground floor wet room add further flexibility, with underfloor heating throughout this section powered by the eco-conscious pellet boiler system. To the first floor are four well-proportioned double bedrooms and a spacious family bathroom, with several rooms enjoying charming period details including cast iron fireplaces and fitted storage.

GARDENS AND OUTBUILDING

Outside, the delightful stone-walled gardens are a particular feature, principally laid to lawn with mature trees, colourful borders, patio seating areas and a productive vegetable garden. A substantial two-storey barn/workshop with vehicle access from the rear lane provides excellent storage, workshop potential or scope for a variety of uses, subject to any necessary consents.

SERVICES

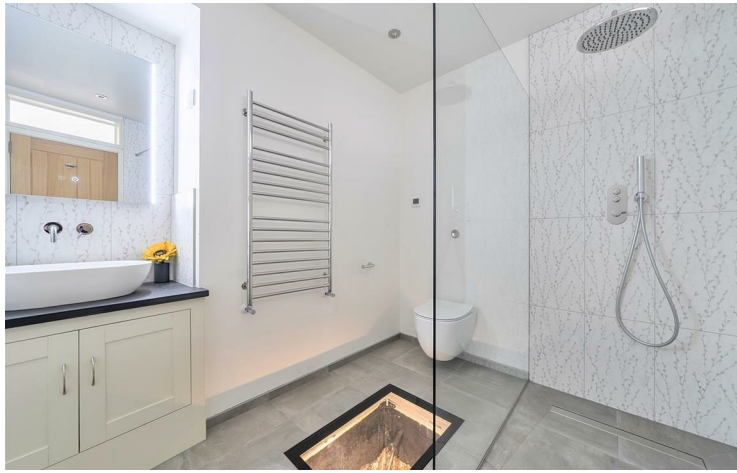
Utilities: Mains electricity and water
Drainage: Mains
Heating: Wood Pellet Bioler (Biomass) - Installed 2024
New windows installed throughout the cottage
Council Tax - Band E
EPC D (57)
Broadband: BT Super-fast 80Mbps
Mobile: 73 Mbps

AGENT'S NOTE

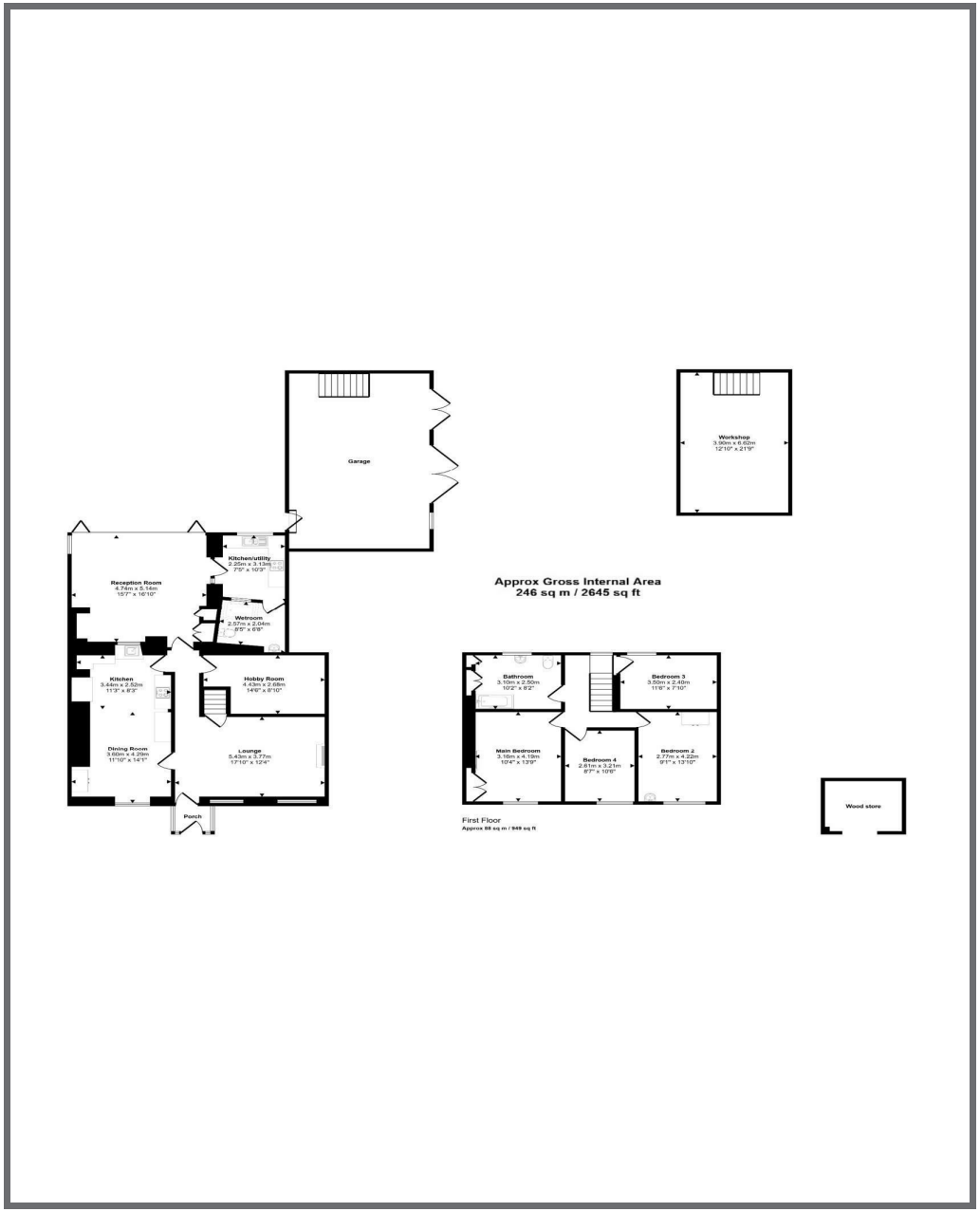
Charisma Cottage lies within the Dartmoor National Park and Drewsteignton Conversation Area.
There is a right of access by foot, motor or horse to the garage/barn. There is a repair contribution for this right of access - more details from agent.

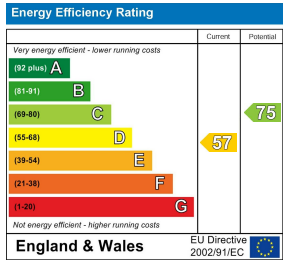
DIRECTIONS

What3words///pave.wiggles.disbanded



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202