



2 Lower Rubhay Cottages

Tedburn St. Mary, Exeter, EX6 6BJ

RENDELLS

2 Lower Rubhay Cottages

Tedburn St. Mary Exeter, EX6 6BJ

Asking Price £550,000

RARELY AVAILABLE POSITION A beautifully presented and superbly extended semi-detached village home with gardens extending to around an acre, including a paddock and with stunning rural views in all directions.

- **Immaculately Presented Throughout**
- **Master Bedroom En Suite**
- **Two Further Bedrooms**
- **Large Living Room**
- **Extended Kitchen / Breakfast / Dining Room**
- **Utility and Pantry**
- **Modern Bathroom**
- **Detached Studio / Office**
- **Oil Fired Central Heating**
- **uPVC Double Glazing**
- **Extensive Private Parking**
- **Gardens and Paddock of around 1 Acre**
- **Breathtaking Rural Vistas**

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:

This simply outstanding home occupies a semi-rural position on the fringes of the popular village of Tedburn St. Mary. Beautifully positioned with expansive rural views in all directions, the property has been cleverly extended and is presented in first class order throughout. There is extensive private parking and a professionally constructed, detached studio / office, ideal for working from home.

The gardens and grounds are exceptional, and extend to around an acre. The paddock, presently used as an extension of the garden, could easily accommodate livestock, should this be required. Viewing essential.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band C - £2295.77 pa for 2026/2027

EPC: Rating D

Services:

Mains Electricity and Water. Oil fired boiler to radiators. Shared septic tank drainage. Broadband available up to 19 mbps (Source Ofcom). Faster speeds are available through satellite alternatives.

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 dartmoor@rendells.co.uk

What3Words location: guitars.attitudes.amending





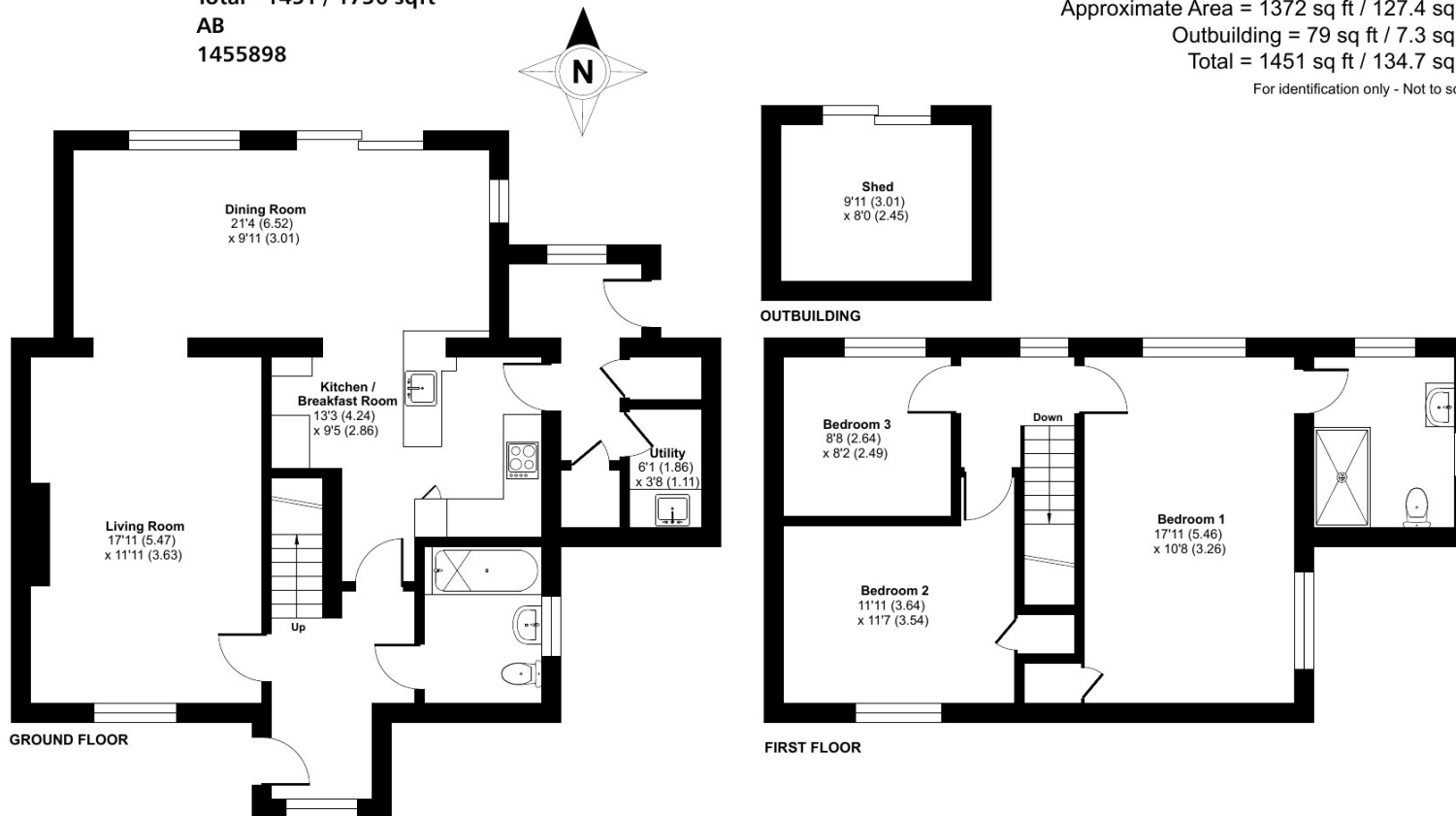





FF - 540 / 647 sqft
Outbuilding - 79 / 119 sqft
Total - 1451 / 1736 sqft
AB
1455898

Lower Rubhay Cottages, Tedburn St. Mary, Exeter, EX6

Approximate Area = 1372 sq ft / 127.4 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 1451 sq ft / 134.7 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: 1455898

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.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 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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