



1 Netherton Hill

Drewsteignton, Exeter, EX6 6QS

RENDELLS

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Asking Price £310,000

A glorious 2/3 bedroom period cottage at the heart of a popular village with recently modernised accommodation and a private courtyard garden.

- **Beautifully Appointed Accommodation**
- **2/3 Bedrooms**
- **Living Room with Log Burner**
- **Dining Room**
- **Modern Kitchen and Bathroom**
- **Large Walk In Storage Cupboard**
- **Useful Outbuilding**
- **Easy Walk to the Village Centre**
- **Unrestricted Parking Close By**
- **Private Courtyard Garden**

Situation:

Drewsteignton is a picturesque village in the teign valley. 13 miles west of Exeter and 9 miles south east of Okehampton, lying on the edge of Dartmoor National Park. It boasts its own Church, Village Shop, Public House and childrens playing field. The village square being the focal point of the village. A separate Car Park is available for visitors to park and enjoy the village amenities or to take a stroll around the wonderful countryside.

The local beauty spot of Fingle Bridge is situated beside the river Teign within walking distance of the Village; a wonderful place to sit and enjoy the local countryside

Castle Drogo is situated on the edge of the Village. It was the last castle to be built in England

The two moors way walk passes through the centre of Drewsteignton Village, and encompasses some fantastic scenery along the way.

Description:

This superbly presented cottage occupies a fantastic position within an easy stroll of the village centre. Modernised in recent years, the property offers first class accommodation throughout. The spacious reception rooms lead to a modern kitchen, which in turn provides access into the private courtyard garden which includes a useful outbuilding with power and light.

There are two double bedrooms, and a third occasional bedroom / study with restricted ceiling height. Of particular note is a very large walk in storage / boiler room. This is a superb period home, ready for immediate, comfortable accommodation, which would make an ideal main residence or charming country retreat.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band C- £2324.45 pa for 2026/2027

EPC: Rating D

Services:

All mains services are connected.

Broadband available up to 80 mbps (Source Ofcom)

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

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: [music.something.sharpen](https://www.what3words.com/)





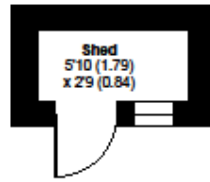




Netherton Hill, Drewsteignton, Exeter, EX6

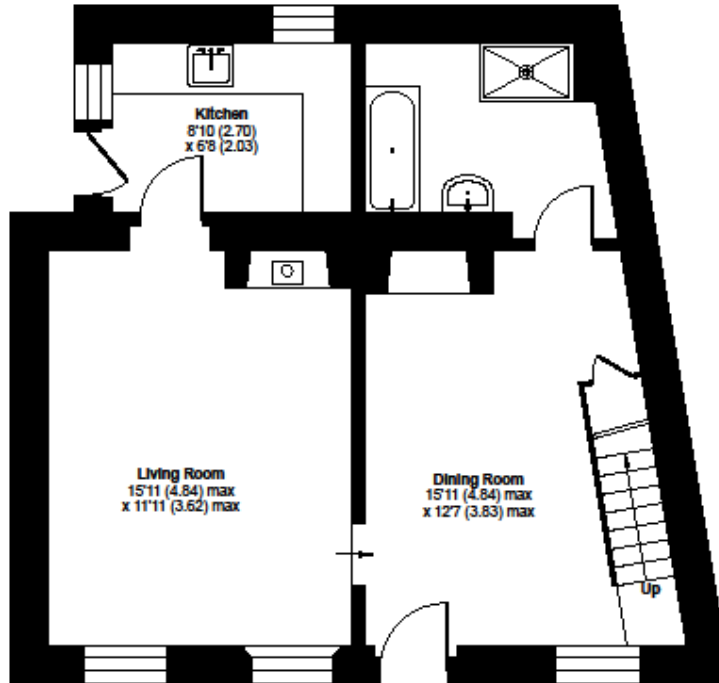
Approximate Area = 986 sq ft / 91.6 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Outbuilding = 16 sq ft / 1.4 sq m
 Total = 1056 sq ft / 98 sq m

For identification only - Not to scale

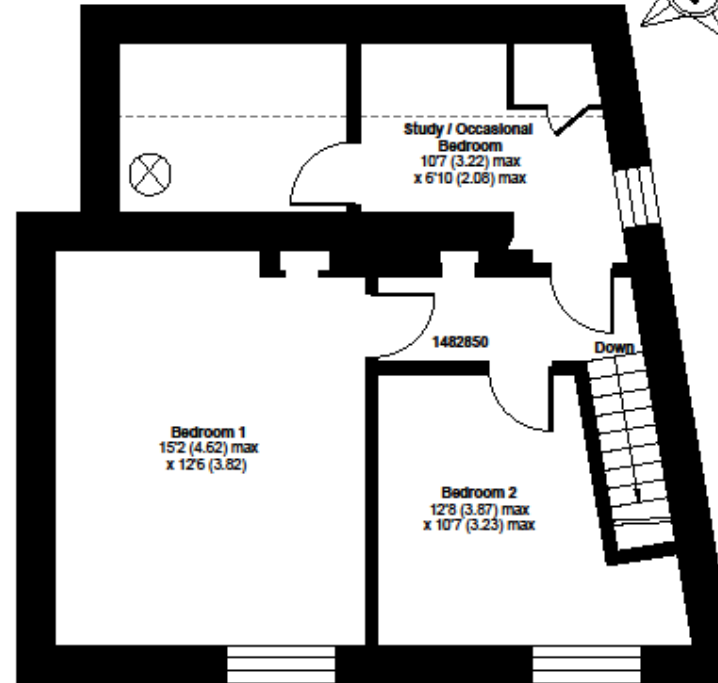


Denotes restricted head height

OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rightmove 2026. Produced for Rendells. REF: 1482850

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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