

STAGS

Lady House


SCHOOL FRIEND





Lady House,

Drewsteignton, Exeter, Devon, EX6 6QU

Chagford 3.5 Miles, Exeter 14 Miles, A30 4 Miles.

A charming Grade II listed residence situated in the heart of Drewsteignton.

- Four Bedrooms
- Spacious Kitchen/Dining Room
- Character Features
- Village Location
- Council Tax Band: E
- Three Reception Rooms
- Bathroom and En-Suite
- Outbuildings
- Grade II Listed

Guide Price £599,950

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@StagsProperty

SITUATION

The property is situated within the popular Dartmoor village of Drewsteignton. The village itself has a strong community with popular inn and 15th century church. The ancient town of Chagford is within easy reach, offering a good range of shops and amenities, primary school, health centre etc. The larger town of Okehampton is within easy driving, again with a good range of shops and services, including three supermarkets, secondary school and cinema. From the property there is easy access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and University of Exeter with its M5 motorway, main line rail and international air connections together with a major shopping centre. From the village there are many walks and rides onto the open moor with the picturesque Fingle Bridge and the renowned Castle Drogo within easy reach. The open moor offers many opportunities for walking, riding and outdoor pursuits.

DESCRIPTION

Located in Drewsteignton, this charming Grade II listed home features four bedrooms, spacious living areas, a fitted kitchen and useful outbuildings. The interior retains well-preserved period details, including original fireplaces and exposed timber beams.

ACCOMMODATION

Timber double glazed door to large ENTRANCE HALL: Currently used as a study by the current owner, open fireplace with timber mantle, windows to front and rear aspect, doors to CLOAKROOM: Wall mounted wash basin, WC window to rear. Sitting ROOM: Large open fireplace with wood burner and bread oven, exposed timber beams, inbuilt shelving, stairs to first floor, window to front and rear, door leading to: a small inner hall, stairs to first floor, doors granting access to: SNUG: Exposed timber beams, dual windows to front with window seat. KITCHEN/DINING ROOM: Range of timber-based cupboards and drawers, Star granite worktop, dual stainless-steel sink with drainer, AGA Stove, inbuilt fridge, inbuilt dishwasher, sperate electric oven with Neff hob. Windows to both sides, door to rear garden.

First Floor

LANDING: Exposed timber Beams, doors to: BEDROOM 4: Exposed timber beams, access to loft space, window to front. BEDROOM 3: Exposed timber, window to front with seat. BATHROOM: Panelled Bathtub, pedestal wash basin, low level W.C, exposed timber beams, window to rear. BEDROOM 2: Cupboard with water tank, cupboard with timber shelving, dual aspect windows, in-built shelving door to: stairs leading down to small inner hall with access to:

BEDROOM 1: Exposed timber beams, window to rear, storage cupboard, door to en-suite: cubicle shower, pedestal wash basin, W.C.













OUTSIDE

The exterior features a range of versatile outbuildings, including a wood store, a tool shed, and a two-story studio (formerly an artist's workspace) suitable for storage or creative use. A fourth outbuilding serves as a spacious utility, equipped with a boiler, a stainless steel sink with cupboards, and plumbing for a washing machine and tumble dryer. The rear garden borders open fields, providing expansive countryside views. The space is primarily laid to lawn with a variety of flowers, mature shrubs and trees, raised beds, green house and Wendy House. Access: A five-bar side gate provides the option for off-road parking within the garden area.

SERVICES

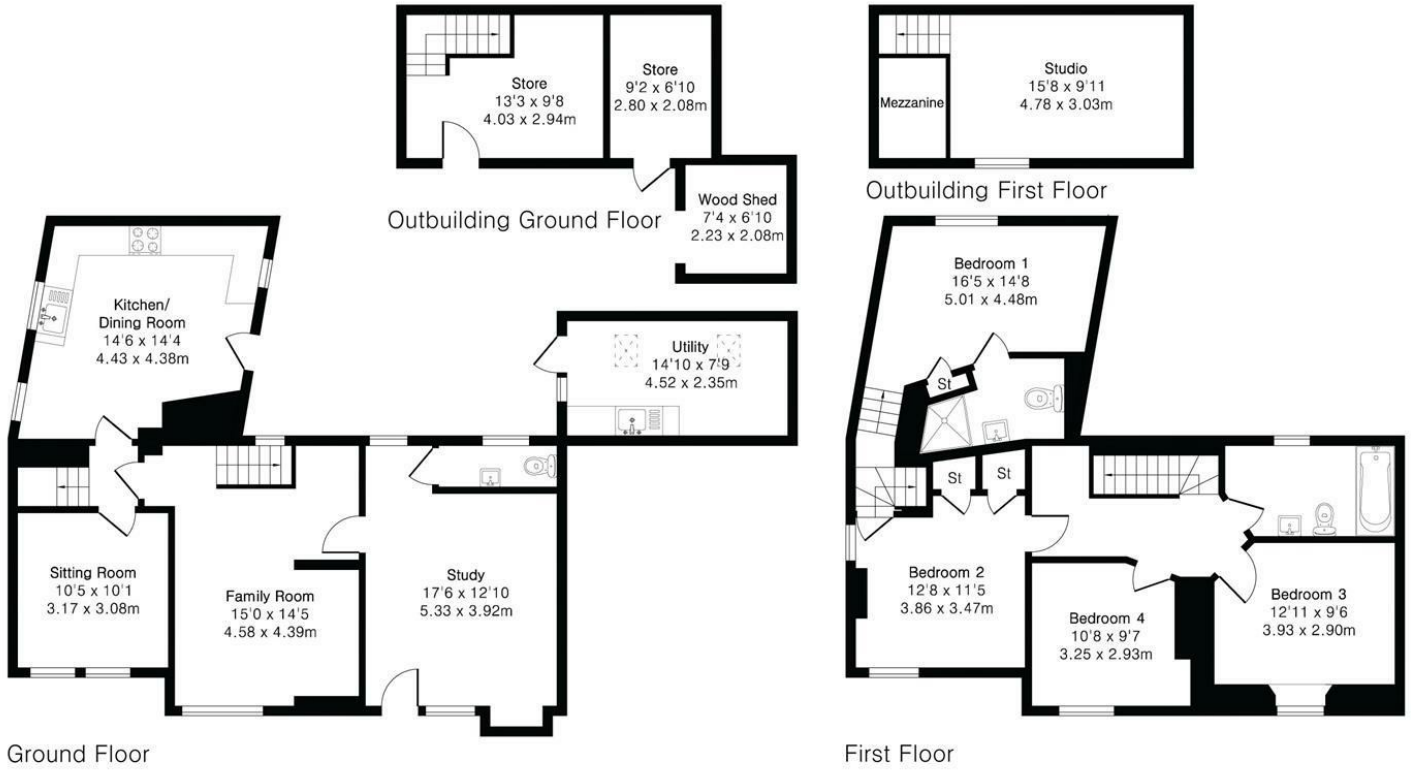
Mains electricity and water. Oil central heating. Private drainage (copy of recent report available from the agents, understood not to meet the general binding rules). Please speak to Stags for further details. Broadband Coverage: Superfast available up to 66 Mbps (information supplied by Ofcom)
Mobile Coverage: EE, 02 and Vodafone good outdoor variable indoor (information supplied by Ofcom)

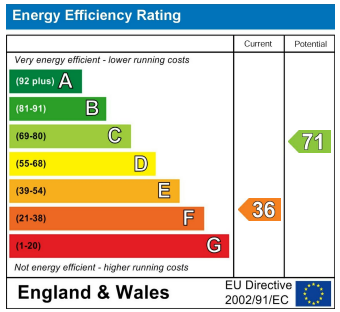
DIRECTIONS

For SAT NAV purposes, the postcode is EX6 6QU
What3words ///inhabited.printer.lobbed

Approximate Gross Internal Area 1751 sq ft - 163 sq m
(Excluding Outbuilding)

Ground Floor Area 937 sq ft – 87 sq m
First Floor Area 814 sq ft – 76 sq m
Outbuilding Ground Floor Area 248 sq ft – 23 sq m
Outbuilding First Floor Area 164 sq ft – 15 sq m





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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.










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