



East Butts



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Dunsford, Exeter, EX6 7DF

Exeter City Centre (9 miles), Chagford (7.5 miles), Newton Abbot (16 miles)

A charming semi-detached cottage set in nearly two acres of garden, paddock and wildlife-rich land, complemented by a range of useful barns and enjoying a peaceful rural setting

- Available for the first time in 46 years
- Garden and paddock just under two acres (more land available)
- Attractive gardens and orchard
- Outbuildings
- Council Tax Band: E
- Sitting room with wood-burning stove
- Extension potential STP
- Three-bedrooms
- Sought-after location
- Freehold

Guide Price £670,000

SITUATION

East Butts enjoys a delightful rural setting on the edge of the highly sought-after Dartmoor village of Dunsford, surrounded by beautiful Devon countryside. The village offers a thriving community with a well-regarded primary school, parish church, village hall, public house and regular local events. The nearby city of Exeter, approximately 8 miles away, provides an extensive range of shopping, educational and recreational facilities together with mainline rail links and access to the M5 motorway. The property is ideally positioned to enjoy both the stunning landscapes of the Dartmoor National Park and the beautiful Devon coastline, making it an excellent base for those seeking a rural lifestyle without sacrificing accessibility.

DESCRIPTION

East Butts is a charming semi-detached country home occupying a wonderful rural setting amidst its own land, extending to just under two acres of garden and paddock. An additional land available by separate negotiation. Constructed beneath a combination of traditional thatched and slate roofs, the property enjoys a wealth of character and offers an increasingly rare opportunity to acquire a lifestyle property with extensive grounds and useful outbuildings. The accommodation is both welcoming and practical, comprising a comfortable sitting room with character features, a fantastic farmhouse kitchen with a separate snug, a useful utility room, and WC. To the first floor are three well-proportioned bedrooms and a family bathroom, enjoying attractive views over the surrounding countryside.



ACCOMMODATION

A welcoming entrance hall provides access to the principal accommodation, setting the tone for this charming country home. To the left is a practical utility room, ideal for muddy boots and outdoor clothing, with a conveniently positioned cloakroom opposite. A versatile reception room, currently used as a snug, offers flexibility as a formal dining room, playroom or home office, with views over the surrounding grounds. At the heart of the home is an impressive kitchen/dining room that blends modern convenience with traditional character and benefits from an adjoining, good sized larder. Featuring herringbone-style flooring, it includes a comprehensive range of units, a range oven, integrated dishwasher and an oil-fired Rayburn, creating a warm and inviting space for family life and entertaining. The generously proportioned sitting room centres around a wood-burning stove, with French doors opening onto the patio to create a seamless connection with the gardens and fill the room with natural light. Upstairs are three well-proportioned double bedrooms, served by a family bathroom and all enjoying delightful countryside views, .

GARDEN AND GROUNDS

A particular feature of East Butts is its superb setting and extensive grounds, which extend to approximately 2 acres. Immediately surrounding the house are attractive lawned gardens together with a small orchard, creating a delightful environment to enjoy the peaceful rural surroundings. A separate chicken run is situated alongside the stream, adding to the property's appeal as a smallholding or lifestyle home. There are several barns and outbuildings within the holding, offering excellent opportunities for livestock housing, machinery and general storage. Subject to the necessary planning consents, these buildings may also offer potential for conversion to ancillary accommodation, holiday letting, home-working space or other alternative uses.

Additional land is available by separate negotiation - this land is divided into a number of manageable enclosures, ranging from a useful 1.05 field, another 2.32 acre field to a larger field of 4.45 acres, providing flexibility for grazing livestock, equestrian pursuits, conservation projects or amenity use. Much of the land is currently managed under stewardship schemes, encouraging biodiversity and supporting a rich variety of wildlife.

SERVICES

Mains drainage, electricity, water (metered)

Heating: Oil fired Rayburn (20 years) with separate burner for Central Heating - wood burner in sitting room (45 years)

Broadband: Copperwise 15

EE, O2, Vodafone and Three mobile network likely available (Ofcom)

AGENT'S NOTE

East Butts lies with the Dartmoor National Park

There is a flying freehold with the neighbours property

DIRECTIONS

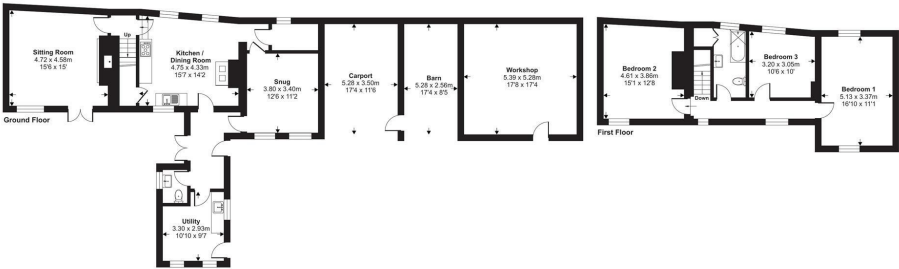
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Approximate Area = 1587 sq ft / 147.4 sq m (excludes carport)
Outbuilding = 451 sq ft / 41.8 sq m
Total = 2038 sq ft / 189.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1412907



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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