



Appledram





# Appledram

Foxhole Hill, Christow, Devon, EX6 7PJ

Exeter (8 miles), Newton Abbot (13.6 miles)

A detached family property set within the Teign Valley, with stunning countryside views

- Stunning views from the property
- 4 bedrooms
- Utility room
- Landscaped gardens
- Council Tax Band: G
- Close to sought after village of Christow
- Garden room
- 3 bathrooms - 1 ensuite
- Strong local community
- Freehold

Guide Price £750,000

## SITUATION

Appledram enjoys a wonderful elevated position just outside the sought-after Teign Valley village of Christow, lying on the eastern boundary of the Dartmoor National Park. Christow is a thriving rural community offering an excellent range of amenities including a doctor's surgery, community shop and weekly post office at the community hall, pub, primary school, parish church and community centre. Regular bus services run from the village to both Exeter and Newton Abbot, providing convenient access to the wider area.

## DESCRIPTION

Appledram is an attractive and well positioned detached family home of rendered elevations beneath a tiled roof. The property offers spacious and versatile accommodation with four bedrooms, sitting room, dining room, garden room, utility and extending to just over 2,000 sq ft - presented in good order throughout and enjoying far-reaching countryside views.





## ACCOMMODATION

A welcoming entrance porch leads into the hallway, from which the principal reception rooms are accessed. The dual aspect, L-shaped sitting room features a corner fireplace with multi-fuel stove set on a raised slate hearth. There is a formal dining room as well as a bright, dual aspect garden room. The well-fitted kitchen offers a range of wooden wall and base units with marble work surfaces, eye-level double electric oven, five-ring gas hob and breakfast bar, along with space for a fridge and freezer. A study provides an ideal space for home working. To the rear, a utility room and bathroom with shower complete the ground floor accommodation, with a door giving access to the garden. Upstairs, there are four bedrooms, including a principal bedroom with en-suite shower room, along with a family bathroom. Many of the rooms enjoy outstanding panoramic views across the surrounding countryside.

## GARDENS AND GROUNDS

Appledram is approached via a wooden five-bar gate leading onto a gravelled driveway providing ample parking and turning space. This in turn gives access to a detached garage (5.10m x 5.10m) with two up-and-over doors, power and light. Above the garage is a very useful additional room, ideal as a home office, studio, playroom or occasional bedroom.

Paths lead around the property through the well-established, beautifully landscaped gardens which feature an array of mature flower and shrub borders, orchard trees, an open summerhouse, two log cabins, shed, and a brick-built pump house with well. The gardens enjoy a high degree of privacy and seclusion, with no immediate neighbours and superb countryside views.

## SERVICES

Mains electricity. Private water and private drainage (soakaway pre-1983)

Oil-fired central heating. LPG for cooking.

## DIRECTIONS

From Exeter, take the B3212 towards Moretonhampstead. Continue through the village of Longdown and, after a few miles at Farrants Cross, turn left onto the B3193 signposted Chudleigh, Bridford and Christow. At the T-junction, turn left onto the Teign Valley Road. By the Teign House Inn, turn right signposted Christow. Proceed up the hill and Appledram will be found towards the top on the right-hand side, before reaching the village.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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