



Haldon Court



Haldon Court

Dunchideock, Exeter, EX6 7YE

Exeter St David's mainline (6 miles), Exeter Airport (13 miles)

A hidden gem nestled in the lee of Haldon Ridge above Exeter, this immaculate three bedroom property is a gardeners' delight.

- Much sought after location
- South facing secluded rear garden
- Two clearview wood burners
- Large double garage
- Council Tax Band: F
- New kitchen/diner and utility room
- Must be viewed to be appreciated
- Range of useful outbuildings
- EPC: D
- Freehold

Guide Price £685,000

SITUATION

Haldon Court lies within the sought-after parish of Dunchideock, with its strong local community, surrounded by unspoilt Devon countryside yet only a few miles from Exeter. Approached via a quiet country lane, the property is nestled into an original length of a walled garden, and offers easy access to the A30, A38 and M5, placing the moors, the coast, and the Cornwall all within comfortable reach.

DESCRIPTION

Haldon Court is an immaculate three-bedroom split level detached home with a large double garage, offering beautifully presented and versatile accommodation. The property features a superb new kitchen/diner with matching units extended into the utility room, a stunning double-aspect living room with wood-burning stove on a split level, and a further wood burner in the generous dining hall. A private, partially walled rear garden provides a delightful setting, while a range of outbuildings present excellent potential for conversion into a home office or additional ancillary accommodation.



ACCOMMODATION

The ground floor is entered via an inviting entrance hall leading to a spacious inner dining hall with wood-burning stove and delightful views over the rear garden. The recently refurbished kitchen/diner, complemented by a matching utility room, enjoys an outlook to the front garden and offers direct access to the outside. Two comfortable double bedrooms are served by a stylish family bathroom with underfloor heating and a wet-room style shower, alongside a separate downstairs WC and shower room with underfloor heating. Completing the accommodation on the split level is a superb south-facing, double aspect living room, flooded with natural light and centred around a further wood-burning stove. The first floor accommodation offers a principle bedroom with views over the front garden and beyond.

GARDEN AND GROUNDS

The property is approached via a neatly planted front garden, featuring seasonal shrubs and established borders, with two convenient off road parking spaces directly to the front. To the rear, the delightful, partially walled garden provides a tranquil retreat, offering multiple seating areas to follow the sun throughout the day. A sheltered patio near the house and an expansive decked terrace create the perfect setting for alfresco dining and entertaining. For the keen gardener, there are raised beds and a greenhouse, while on the lower level a substantial long barn, with power connected, offers generous storage and excellent potential for a home office or ancillary accommodation (subject to the necessary consents). Additional features include a well set beneath the garden wall, two further storage units, and a large double garage with power.

SERVICES

Utilities: Mains electricity and Mains water (pressurised system)

Heating: Oil fired central heating system,

Drainage: Shared septic soakaway (with 2 neighbours)

Standard and Superfast Broadband available (Ofcom)

EE, Three, Vodafone and O2 Network likely (Ofcom)

AGENTS NOTES

Kitchen hardware: Neff combi oven, double oven, induction hob, wine fridge, integrated dishwasher and pietra worktops.

Decking joists repaired in Nov 2024

Solar panel - have been in situ for 12 years and generate around £700 per annum



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	74
England & Wales		EU Directive 2002/91/EC

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

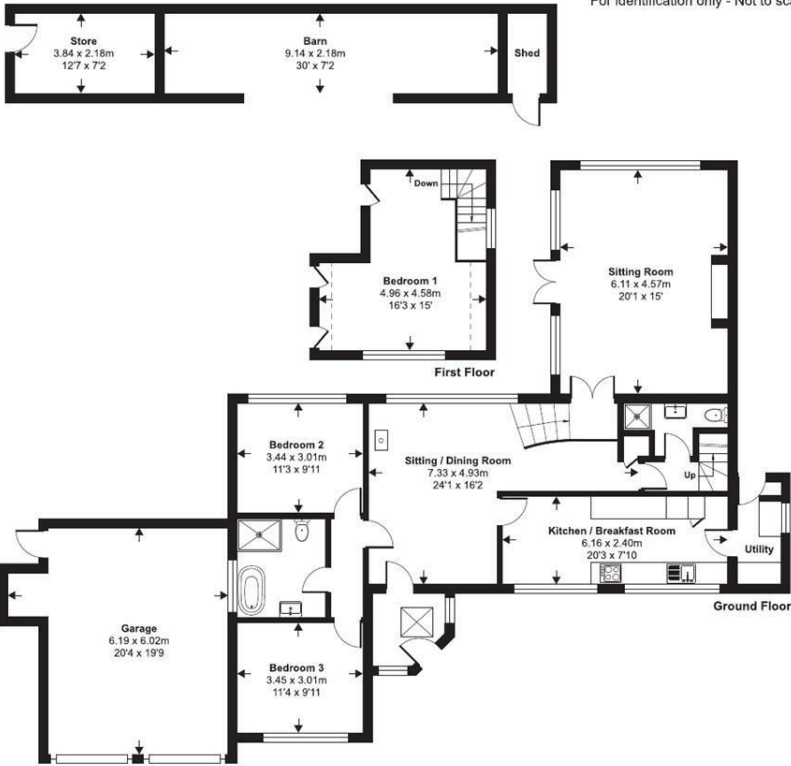
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Approximate Area = 1458 sq ft / 135.4 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Garage = 342 sq ft / 31.7 sq m
Outbuildings = 331 sq ft / 30.7 sq m
Total = 2152 sq ft / 199.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1341965