



Higher Neadon

Higher Neadon, Bridford, Exeter, Devon, EX6 7JE



Chagford 10.1 miles / Exeter 8.7 miles /
Exeter St Davids station 9 miles / Exeter
International airport 16.7 miles

A picturesque, Grade II Listed, period
cottage in need of renovation with
beautiful mature gardens and stunning
views over the sought after Teign Valley.

- Beautiful Grade II Listed cottage
- Sought after Devon village
- In need of renovation
- Attractive gardens amounting to 0.48 acres
- Scenic views over the surrounding land
- Close to Exeter

Offers In Excess Of
£475,000



Situation

Bridford is a popular Teign Valley village on the eastern boundary of the Dartmoor National Park. The village has a strong community with parish church, well-regarded pub with shop and village hall. Run by the local community is a woodland park and nature walk, whilst for children, a large play park. The neighbouring village of Christow (1 mile) has a well-respected primary school, larger village shop, post office and doctor's surgery together with a further popular pub. The university and cathedral city of Exeter lies just 8.7 miles, via the most direct route, and has a wide range of amenities befitting a centre of its importance, including excellent shopping, dining, theatre and sporting facilities. There are mainline railway stations to Paddington and London Waterloo and Exeter International Airport lies four miles to the east of the city.

Description

Higher Neadon is a picturesque, Grade II Listed, cottage set in an elevated position with beautiful mature gardens. The cottage, which is predominantly thatched with a slate extension, is of varying ages having been extended over generations to give it a unique 'chocolate box' character. The property offers accommodation of 1,240sqft and would benefit from a scheme of improvement.

Accommodation

A thatched porch with half-glazed door leads into a tile floored entrance hall with a useful storage cupboard and stairs rising to the 1st floor. To one side of the ground floor is a reception room/study, with a door to the driveway, and a separate downstairs family bathroom. To the otherside of the entrance hall is a period featured sitting room with beamed ceiling and inglenook fireplace with wood burner. A door from the sitting room leads into a spacious kitchen/breakfast

room with wall and floor mounted units and gas cooker. A further door leads in a block and wood framed extension with doors to both the front and rear gardens.

From the entrance hall stairs rise to a 1st floor landing off which is a master bedroom with storage cupboard and two further bedrooms.

Gardens

From the lane the property is entered through double wooden gates onto a large paved driveway. To the front of the cottage is a lawned garden with flowering borders and feature pond. To the rear of the cottage is a substantial lawned garden with glorious, mature shrubs, orchard and vegetable patch. There is also a useful nissen hut which is currently used for the storage of garden equipment.

Services

Mains water and electricity. Private drainage. LPG central heating on the ground floor.

Footpath

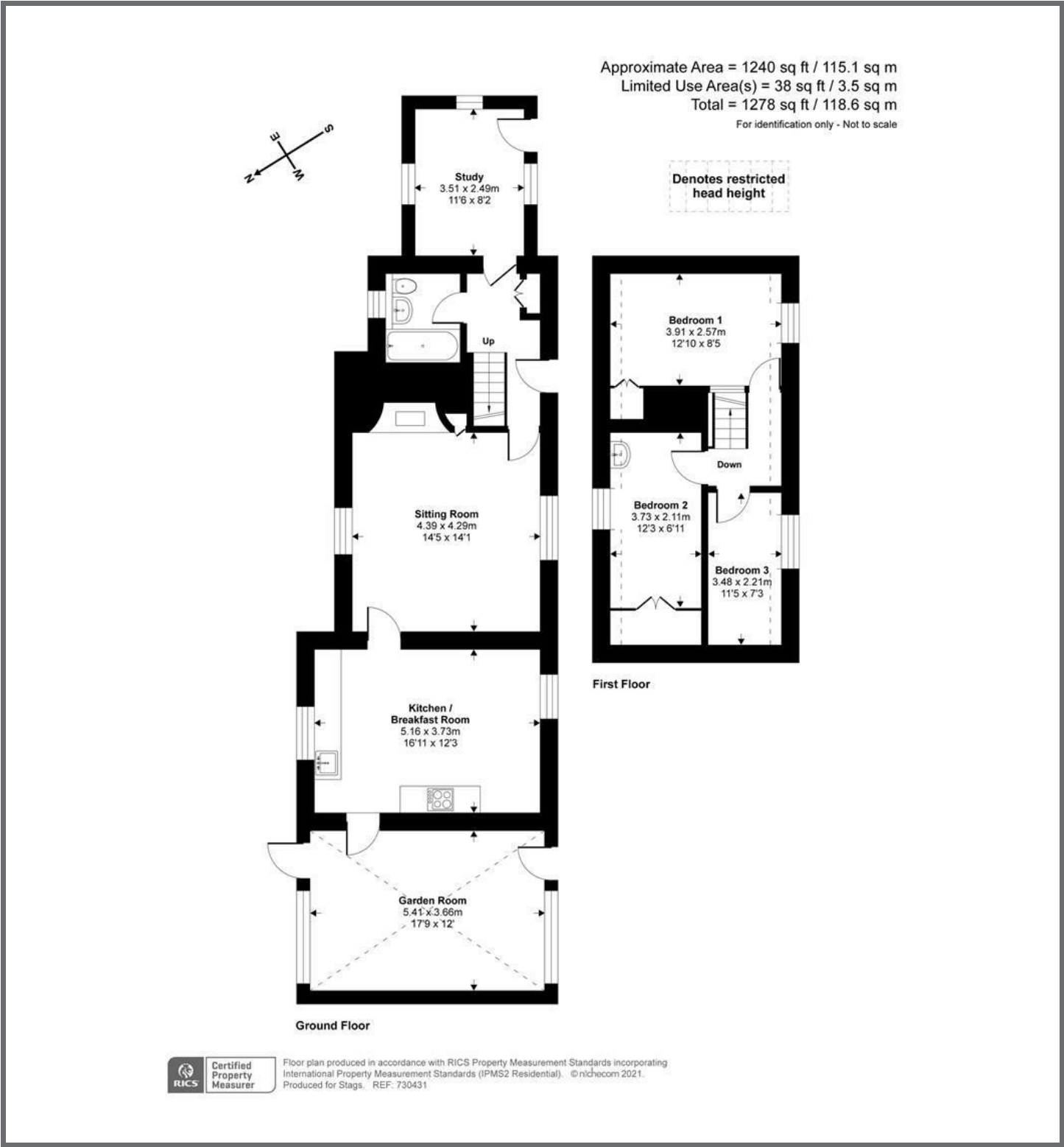
There is a public footpath leading from the entrance gate across the property to a neighbouring field.

Directions

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed 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 right onto the Teign Valley Road. After a short distance turn left onto Neadon Lane. Carry on up the hill for approximately 0.5 miles and the cottage will be on your right.

What-Three-Words:
bagpipes.cashew.genius





These particulars are a guide only and should not be relied upon for any purpose.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
31-40	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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