



Crowethorn



Crowethorn Village

Christow, Exeter, EX6 7NG

Exeter (8 miles), A38 (6 miles)

A stylish, characterful 3/4 bedroom cottage presented in lovely condition in the sought-after Teign Valley with the benefit of a garage/workshop.

- Wonderful period featured cottage
- Open plan living space
- Sought-after village location
- Adjoining garage/workshop
- Freehold
- Lovely views over countryside to the rear
- 4 bedrooms
- Landscaped gardens
- EPC: G
- Council Tax Band: D

Guide Price £460,000

SITUATION

The cottage is situated in the heart of the favoured Teign Valley village of Christow, just on the eastern boundary of the Dartmoor National Park. Christow has a strong community with doctor's surgery, shop/post office, village store, pub, primary school (OFSTED: Good), parish church and community centre. The university and cathedral city of Exeter (8 miles) has a wide range of facilities and amenities one would expect from a centre of its importance including excellent shopping, theatre, dining and sporting and recreational pursuits. There are mainline railway stations on the London Paddington and Waterloo lines plus an international airport with daily flights to London.



DESCRIPTION

The entrance door leads into a period featured sitting room with hardwood flooring, exposed stone wall and fireplace with cosy wood burner. Steps lead up to a separate family room with exposed ceiling beams and stone fireplace with wood burner and stairs leading up to the 1st floor. To the rear is an impressive open plan kitchen/dining room with a vaulted ceiling fitted with a range of wall and floor mounted units with an electric cooker, breakfast bar and wonderful views over the garden. Steps lead down from the kitchen into the dining area with a door to the rear garden and access to the WC and attached garage/utility room. The garage offers the potential for conversion subject to gaining the necessary permissions. Off the sitting room is a ground floor study/4th bedroom.

Stairs rise to the first floor landing, off which are 2 double bedrooms, a further bedroom and a newly installed family bathroom.

GARDEN

A door from the dining room leads out to a lovely landscaped garden with a paved sun terrace, area of level lawn and a raised decked terrace with beautiful views over nearby countryside. In addition, there is a shed and log store. A gate from the garden leads to a footpath which wraps past the two neighbouring cottages to the road. This is under the ownership of Crowethorn Cottage.

SERVICES

Current Council Tax: D

Utilities: Mains water, mains electricity and mains drainage.

Heating: Electric central heating and two wood burners

Tenure: Freehold

Standard and superfast broadband available.

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 left onto the Teign Valley Road. Continue passed the turning for Bridford and take the 2nd turning right for Christow. Proceed up into the village and the property will be on your right opposite The Artichoke Inn.

What3words - villager.finders.expecting

AGENTS NOTE

The vendor has advised that the path that runs along the rear of neighbouring cottages, also giving access from their garden to the road - the garden however is private.



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			
England & Wales		53	6
EU Directive 2002/91/EC			

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Total = 1661 sq ft / 154.3 sq m (includes garage)
For identification only - Not to scale

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Stags. REF: 804910