



An opportunity to purchase a spacious, detached family home with five double-bedrooms, two en-suite, an integral garage, parking and front and rear gardens and fabulous countryside views, a short walk from the shop, pub, school, and amenities, in the village of Christow

Felling House | Wet Lane | Christow | Exeter | EX6 7NQ





PROPERTY TYPE

Detached House
Freehold



SIZE

2,532 sq ft



LOCATION

Village



AGE

Modern



BEDROOMS

5



RECEPTION ROOMS

1



BATHROOMS

Cloakroom, Bathroom &
Two En-suites



WARMTH

Oil Fired Central Heating



PARKING

Garage & Off Road Parking



OUTSIDE SPACE

Garden



EPC RATING

62 (D)



COUNCIL TAX BAND

F



in a nutshell...

- Detached Spacious Family Home
- Countryside Views!
- Five Double Bedrooms & Dressing Room
- Large L Shaped Living/Dining Room
- Modern Kitchen/Breakfast Room & Utility
- Cloakroom, Bathroom & Two En-suites
- Studio Room
- Generous Enclosed Rear Garden
- Garage & Ample Parking





the details...

An opportunity to purchase a spacious, detached family home with five double-bedrooms, two en-suite, an integral garage, parking and front and rear gardens and fabulous countryside views, a short walk from the shop, pub, school, and amenities, in the village of Christow.

Inside, it is well-presented with light and neutral décor throughout and feels warm with oil central heating and an open fire, and it offers plenty of versatile accommodation, perfect for a family.

The accommodation comprises of, on the ground floor, an entrance hallway with a staircase to the first floor and a convenient ground-floor cloakroom, a light and airy, L-shaped kitchen/breakfast room that has a fitted kitchen with plenty of worktop and cupboard space complete with tiled splashbacks and under-cabinet lighting, a gap in the worktop for a range cooker, and space with plumbing for a dishwasher and fridge, and plenty of floor space for a table and seating, perfect for any occasion, a separate utility room with plumbing for a washing machine and space for white goods, a studio with a back door to the garden and a door into the rear of the single garage that has lights, power, and an up and over door to the front, and it also houses the oil-fired boiler for the central heating, and a very spacious, L-shaped living/dining room with triple-aspect windows and French doors to the rear garden and an open fire, wonderful with a roaring fire on a dark winter night.

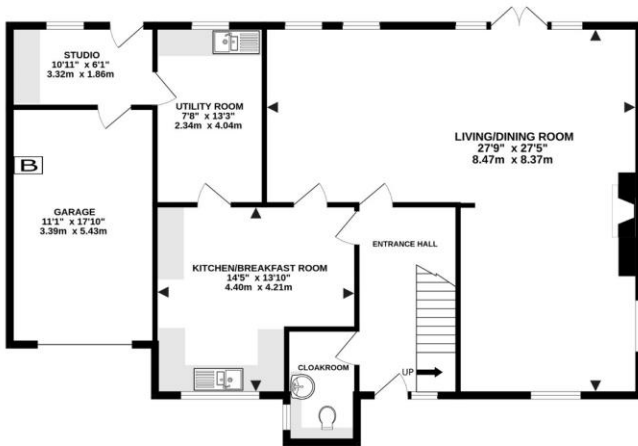
Upstairs, there are five light and airy double-bedrooms, one with an en-suite shower room, and the master with a dressing room and en-suite bathroom, and a family bathroom containing a corner bath and a separate shower. The landing has an airing cupboard with an insulated hot water cylinder, a walk-in wardrobe, and a store cupboard, and a hatch in the ceiling provides access to the huge loft space that has a drop-down ladder and a light for convenience. The four front bedrooms having a fabulous, far-reaching view over the surrounding countryside.

Outside, the rear garden is a generous size and is private, with a paved terrace, perfect for alfresco dining or a barbecue, a wild-flower garden, and a vegetable patch for growing your own fruit and veg, with a path to the front where there is another wild-flower garden, and a tarmac driveway that provides additional parking for at least two cars.

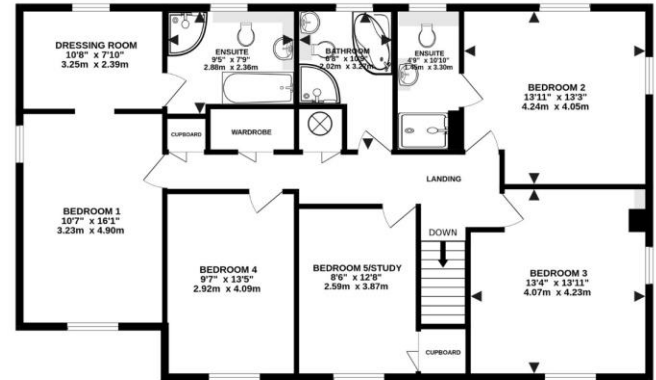


the floorplan...

GROUND FLOOR
1272 sq.ft. (118.1 sq.m.) approx.



1ST FLOOR
1261 sq.ft. (117.1 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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the location...

Christow is an attractive village set high in the Teign Valley close to the Kennick and Tottiford reservoirs and has breathtaking countryside all around. It is a former mining area - tin, silver, copper and manganese all mined locally.

Shopping

Late night pint of milk: Christow Stores 0.2 mile
Town centre: Bovey Tracey 8.6y miles
Supermarket: Lidl (Newton Abbot) 9.9 miles
Exeter: 10.5 miles

Relaxing

Beach: Teignmouth 14.2 miles
Park: Riverside Valley Park 8.5 miles

Travel

Bus stop: (Wet Lane) approx. 187 ft
Train station: Newton Abbot 11.2 miles
Airport: Exeter 16.1 miles

Schools

Christow Community Primary School: 0.2 mile
Bovey Tracey School: 8.5 miles
South Dartmoor Community College: 14.1 miles
Stover: 9.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: EX6 7NQ

how to get there...

Travelling from Plymouth to Exeter on the A38 take the junction sign posted Chudleigh and Teign Valley. At the end of the slip road turn left and next right onto the A3193 Teign Valley Road. Continue on this road for approximately 5 miles and ignoring the first sign to Christow, take the next turning left sign posted to Christow and the Artichoke Inn. Proceed on this road passing the church and continue until you pass the Artichoke Inn on your left bear right, continuing on Village Road and into Wet Lane.





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