



**Harefield, Dunsford EX6 7AY**

Offers Over **£900,000**

**HELMORES**  
SINCE 1699

# Harefield

Dunsford, Exeter

- Detached house in private rural position
- Superb views over fields in all directions
- Just 8 miles to Exeter City Centre
- Four double bedrooms over two floors
- Set in the centre of its near 6 acre plot
- Field, paddock & three stables plus store in a block
- Master bedroom with en-suite & walk-in wardrobe
- Stunning sunroom, lounge with woodburner
- Large kitchen, dining room & boot room utility
- South facing gardens & a 23m x 12m pond

Discover the ultimate retreat at Harefield, a stunning detached house nestled in a private rural setting with breathtaking views over fields in every direction. This remarkable property offers the perfect blend of peaceful countryside living while still being conveniently located near local amenities and just 8 miles from Exeter City Centre.

With accommodation spanning 167sqm / 1,800sqft, this versatile property can be used as a house or bungalow, adapting to your needs and preferences. Four bedrooms, two upstairs and two downstairs, provide ample space for family and guests.



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The master bedroom boasts an en-suite bathroom and a walk-in wardrobe, offering a touch of luxury and convenience.

Embrace the beauty of nature from the stunning sunroom, a tranquil space where you can relax and soak in the panoramic views. The spacious lounge features a cosy wood-burner, creating a warm and inviting atmosphere. The kitchen breakfast room and dining room provide the perfect spaces for culinary adventures and entertaining loved ones. A boot room utility, oil-fired central heating and double glazing throughout the property add practicality & comfort. Set in the heart of its nearly 6-acre plot, Harefield offers a true sense of privacy and space. The property has two fields, including a pony paddock, and a block of three stables and a store, perfect for those with equestrian interests.

The south-facing gardens include a sun terrace & lawns and provide a beautiful outdoor haven, while a 23m x 12m pond adds a touch of tranquillity and charm to the landscape. Additional features include a carport, kennels, and a workshop, providing ample storage and space for hobbies.

Escape the hustle and bustle of city life and indulge in the serenity of Harefield. Contact us today to arrange a viewing and experience the captivating beauty of this exceptional property.

Please see the floorplan for room sizes.

Current Council Tax: F (£3,220pa)

Utilities: Mains electric, water, telephone & broadband, oil tank & gas bottles for hob



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Broadband within this postcode: Superfast Enabled  
Drainage: Private septic tank (empties July 2023)  
Heating: Oil-fired central heating  
Listed: No  
Tenure: Freehold

DUNSFORD is a particularly desirable place to live, largely due to its strong community which supports its own primary school, pub, post office/village store, tea rooms and garage. The property is well placed for access to the university and cathedral city of Exeter (7 miles) which has an extensive range of facilities befitting a centre of its importance including excellent shopping, dining, theatres, sporting and recreational pursuits. Exeter has excellent private schools. It has railway stations on the Paddington and Waterloo lines and an international airport. Dunsford has a regular bus service to Exeter and is only 5 miles from the M5, A30 and A38 roads. Dunsford has many thousands of beautiful unspoilt moorland acres on its doorstep. The area is recognised for its beauty and provides wonderful opportunities for countryside enthusiasts including walking, riding, cycling and fishing. There are splendid walks at nearby Steps Bridge as well as woodland owned by the Woodland Trust.

DIRECTIONS: For sat-nav use EX6 7AY, there's a Harefield sign at the end of the lane  
What3Words: ///craziest.chicken.pulled

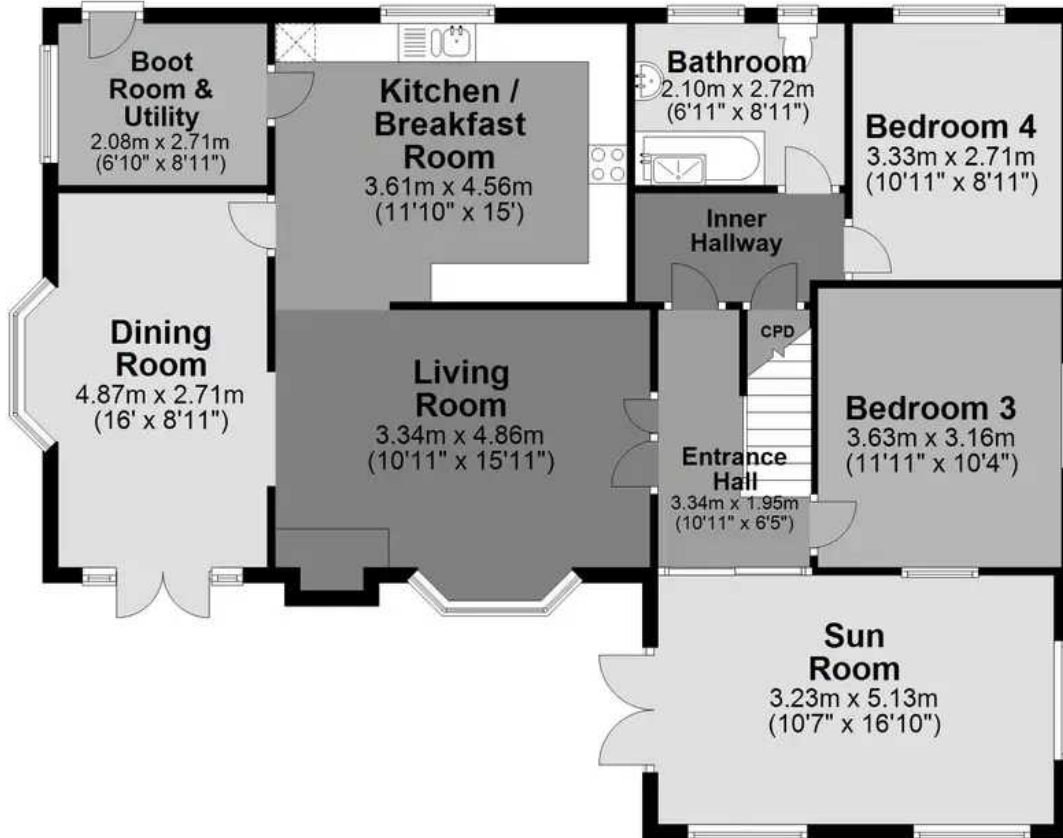


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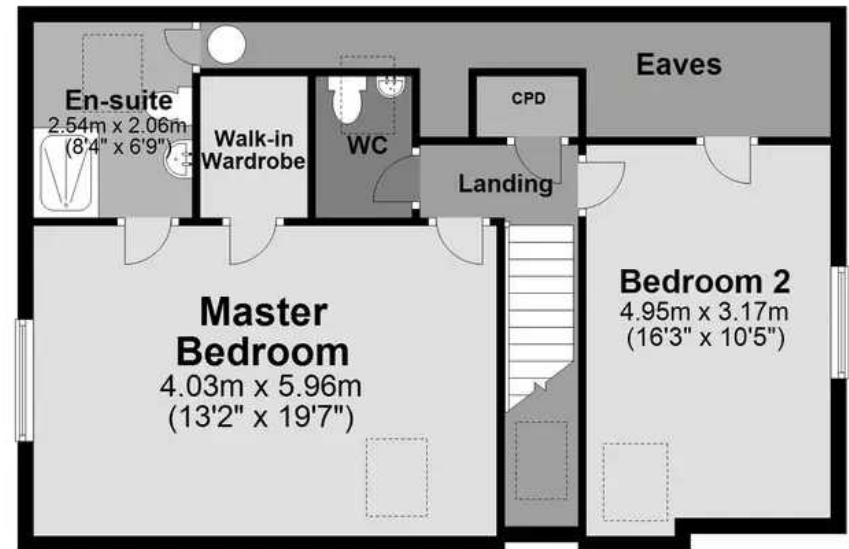
### Ground Floor

Approx. 109.2 sq. metres (1175.6 sq. feet)



### First Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



Total area: approx. 167.5 sq. metres (1802.8 sq. feet)





## Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.