



West of 

Lower Ralifee

Dunchideock

£750,000

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Nestled in the rolling Devonshire countryside on the edge of the beautiful village of Dunchideock is Lower Ralfee, enjoying uninterrupted views over the surrounding fields and countryside - yet a stones throw from the city of Exeter, major road network and coast. This superbly presented three double bedroom character property features; a spacious living room with large feature fireplace and wood burning stove, further spacious dining room and wonderful snug/study with triple aspect views, large kitchen/breakfast room, separate utility, and downstairs cloakroom. On the first floor are three generous sized double bedrooms - master bedroom with wet room style en-suite and modern bathroom. Outside to the side of the property is a driveway offering parking for up to four vehicles leading around to the gardens which stretch down to the side and around the back of the property and feature; lawned areas, vegetable garden and wonderful paved entertaining area canopied by a vine covered pergola.

Wonderful character home | Three double bedrooms | Three ground floor reception rooms | Spacious kitchen/breakfast room | Separate utility room and cloakroom | Master bedroom with en-suite wet room and dressing room | Modern bathroom | Driveway parking for up to four vehicles | Large garden to the side and further patio garden to the rear | Wonderful far reaching views over surrounding countryside

PROPERTY DETAILS:

APPROACH

Solid oak front door to an enclosed entrance porch.

ENTRANCE PORCH

Spacious enclosed entrance porch with Upvc double glazed window to side aspect. Radiator. Quality engineered oak flooring. Recess spotlights. Hatch to small loft space. Glass panel door to entrance hallway.

ENTRANCE HALLWAY

Matching quality engineered oak flooring. Window to side aspect with deep sill. Telephone point. Stairs to first floor. Understair recess. Recess spotlights. Radiator. Solid oak doors to living room, kitchen/breakfast room and cloakroom.

CLOAKROOM

7' 7" x 4' 0" (2.31m x 1.22m) (plus alcove) Modern white suite comprising; low level w.c. and hand wash basin set on solid oak plinth with matching shelf under. Recess spotlights. Extractor fan. Matching quality engineered oak flooring. Radiator. Upvc double glazed window to side aspect with obscure glass.

LIVING ROOM

14' 9" x 14' 2" (4.50m x 4.34m) (max) Wonderful characterful room which was originally the village Blacksmiths featuring exposed ceiling timbers that date back to the 1730's. Two Upvc double glazed windows to front aspect with deep sills. Large feature fireplace with solid oak beam over, slate hearth and fotted contemporary HVAR wood burning stove. Wall lighting. Radiator. TV point. Quality engineered oak flooring. Solid oak door to dining room.

DINING ROOM

12' 1" x 12' 0" (3.68m x 3.66m) Light and spacious dining room with large Upvc double glazed french doors opening onto the garden. Radiator. Matching quality engineered oak flooring. Recessed spotlights. Telephone point. Solid oak door to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

13' 0" x 11' 8" (3.96m x 3.56m) Attractive kitchen/breakfast room with Upvc double glazed window to rear aspect with outlook over the garden, and adjoining fields and countryside. Modern fitted Shaker style kitchen with excellent range of base, wall, drawer and display units in cream finish. Solid oak worktops with tiled surround and inset ceramic sink. Fitted Bertozzoni electric double oven and induction hob range style slot-in cooker with matching stainless steel cooker hood over. Integral fridge and dishwasher. Concealed worktop lighting. Plinth electric heater. Recess spotlights. Quality engineered oak flooring. Doorway through to the utility room.

UTILITY ROOM

11' 3" x 7' 7" (3.43m x 2.31m) (max) Useful utility room with stable style door to the garden. Range of matching base and larder units with solid oak worktop, tiled surround and inset stainless steel sink. Space and plumbing for washing machine. Further under worktop appliance space. Space and plumbing for American style fridge/freezer. Door to cupboard housing floor mounted Worcester oil fired boiler. Solid oak door to snug/study.

SNUG/STUDY

13' 6" x 13' 2" (4.11m x 4.01m) Light and spacious triple aspect room with wonderful views over the surround countryside. Upvc double glazed windows to front and side aspect, and french doors opening onto the garden. Range of built-in shelving. Recess spotlights. Telephone point. Radiator. Quality engineered oak flooring.

FIRST FLOOR

STAIRS/LANDING

Stairs from entrance hallway to light and spacious L-shaped first floor landing with Upvc double glazed window to side aspect with deep sill and offering wonderful far reaching views over the surrounding countryside. Hatch to part boarded loft space. Radiator. Recess spotlights. Door to airing cupboard complete with shelving. Solid oak doors to bedrooms and bathroom.

BEDROOM 1

12' 4" x 11' 8" (3.76m x 3.56m) Light and spacious master bedroom with Upvc double glazed window to rear aspect with fitted shutters and wonderful views over the adjoining fields and countryside. Radiator. Recess spotlights. TV point. Solid oak doors to dressing room and en-suite.

DRESSING ROOM

7' 9" x 5' 9" (2.36m x 1.75m) Double glazed Velux ceiling window.

EN-SUITE WET ROOM

7' 9" x 5' 9" (2.36m x 1.75m) Upvc double glazed window to side aspect with views over the garden and countryside beyond. Modern white suite comprising; low level w.c., hand wash basin set on solid oak plinth with matching shelf under, tiled wet room style enclosure with glass screen; mixer shower and fixed shower head. Fully tiled walls. Ladder style radiator. Recess spotlights. Extractor fan. Light with shaver point.

BEDROOM 2

12' 3" x 12' 0" (3.73m x 3.66m) Further spacious double bedroom with Upvc double glazed window to rear aspect with wonderful views. Radiator. Recess spotlights. Telephone point.

BEDROOM 3

14' 6" (4.42m) (narrowing to 13'3 (3.96m) x 9' 5" (2.87m) (narrowing to 7'0" (2.13m) Double bedroom with Upvc double glazed window to front aspect with deep sill and wonderful far reaching views. Radiator. TV point. Recess spotlights.

BATHROOM

10' 4" x 5' 10" (3.15m x 1.78m) Upvc double glazed window to front aspect with deep sill and wonderful views. Modern white suite comprising; low level w.c., pedestal hand wash basin and P shape bath with tiled surround, glass screen and mixer shower over. Ladder style radiator. Extractor fan. Fully tiled walls. Recess spotlights. Tiled floor.

OUTSIDE

FRONT

Small front garden area laid to lawn and tarmac driveway leading to a gravelled parking area with parking for up to four vehicles. Low picket style fence and gate leading to the gardens.

SIDE AND REAR GARDEN AREAS

A real feature of the property is the beautiful gardens that stretch from behind the property and down to the side with a wonderful open aspect over adjoining fields and countryside - plus have a dual aspect so enjoys the sunshine all day long. The gardens feature; a paved entertaining area shaded by a vine covered pergola, a lawned garden area with a variety of fruit trees and a small vineyard, a vegetable garden, greenhouse and garden shed.

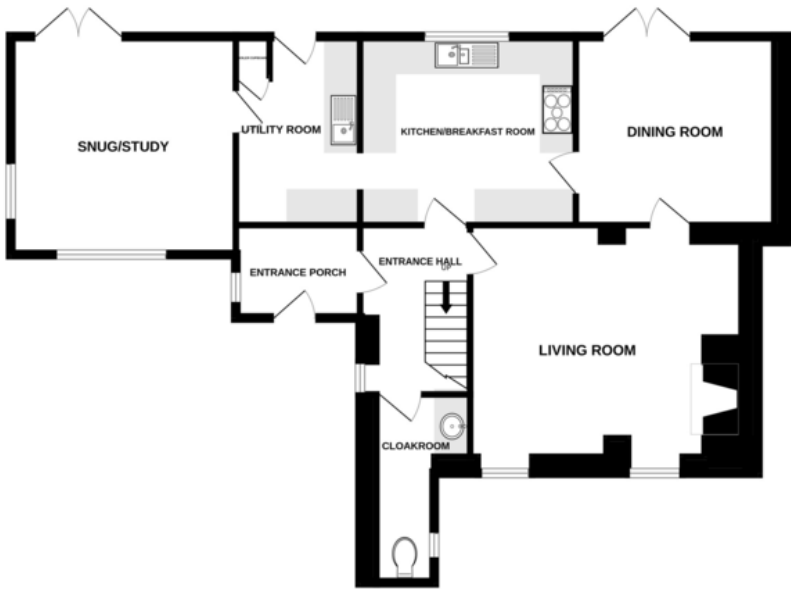
AGENTS NOTES:

The property is Freehold
Council Tax Band: E – Teignbridge District Council



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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