



Church Down Tedburn St Mary, Exeter

Guide Price £395,000

HELMORES
SINCE 1699

Church Down Tedburn St Mary

Exeter, EX6 6EN

- 2 bedroom detached house
- Completely renovated to a high standard
- Open plan kitchen/diner with bifold doors
- Separate living room with wood-burner
- 2 bathrooms and utility
- Secure rear garden with patio
- Additional garden to front
- Excellent rural walks nearby
- Off-road parking
- No chain

It's hard to imagine a prettier setting than being next to an ancient church, adjacent to farmland and only a mile from the nearest village with a shop, bus, school and post office. Combine this with the A30 being less than 3 miles and you have the recipe for village life without being isolated. Tedburn St Mary is a popular choice for many buyers, with the community spirit and infrastructure that is lacking in some villages, it's suited to families, retirees and young professionals.

The cottage itself has been completely renovated by the current owners to create a wonderful, comfortable home whilst retaining the character of this charming cottage. Stripped back with new electrics, plumbing, heating, a new roof, render in and out plus all the finishing touches, there really is very little for a new owner to do.





With a recent oil central heating boiler and good insulation, plus the private drainage, the efficiency has certainly been increased and replacing some of the windows could be done too (it was decided not to replace all of the windows for aesthetics).

The front porch not only adds character to the house but is a practical entrance to this country home and is ideal for coats, boots or even an internal log store. The open plan kitchen/dining room is the heart of the home and provides a social and spacious room in which to unwind and spend time together. The bifold doors across the back really extend the usable space once they're open and link the patio and dining area. There's a good size separate living room, with its wood-burner making for a cosy retreat. To complete the ground floor is a utility room (with door to outside) and a ground floor wet room. A door gives access to the stairs to the first floor with a principal bedroom, which has built in storage and dual aspect windows. The second bedroom is also a double and both are served by a luxury bathroom with freestanding bath and a separate shower.

Part of the attraction of this delightful cottage is the setting and the outside space. Located by St Mary's Church, it's a peaceful location. The access is via the country lane and into a gated courtyard to the front of the property which provides off-road parking for 2/3 vehicles on a gravel driveway. There's a very pretty garden with sleepers retaining a raised seating area, ideal for summer entertaining. The property borders onto an adjacent field which is left as sheep grazing when in use. There's a gate to the side with bin/recycling stores, a lockable garden store and the rear patio.

In summary, this is a true one off in terms of location, style and standard and you won't be disappointed.

Agents' Note: There is a historic access from the adjacent field which runs through the drive which hasn't been used in many years but buyers should know of its existence.



Please see the floorplan for room sizes.

Current Council Tax: Band E – Teignbridge 2023/24 – £2729.84

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled Drainage:

Private treatment plant

Heating: Oil fired central heating and wood-burner

Listed: No

Tenure: Freehold

Tedburn St Mary is a village located a short drive from Exeter down the A30 (7 miles), and 5 miles across country from Crediton – through winding lanes. Its backdrop is that of high slopes, rounded hillforms and narrowing valleys. For everyday necessities there is a traditional village shop and for the kids a wonderful little primary school. If boredom ever strikes Tedburn presents a wide array of things to get stuck into, including: a drama group and a football club. Need to practice for the Ryder Cup? Or just unwind – ‘Fingle Glen Golf Hotel’ is nearby with an 18-hole golf course and luxurious accommodation. For some dramatic walks, ‘Fingle Bridge’ is only 6.2 miles away. Here the Teign River splashes and whirls its way over mossy boulders, through the middle of a precipitous, wooded gully on the fringes of Dartmoor. Think: ‘The Lord of the Rings’, much of Dartmoor has been inspirational in the approach to ‘Middle Earth’ by the famous “Lotr” concept artist, Alan Lee.

DIRECTIONS : For sat nav please use postcode EX6 6EN

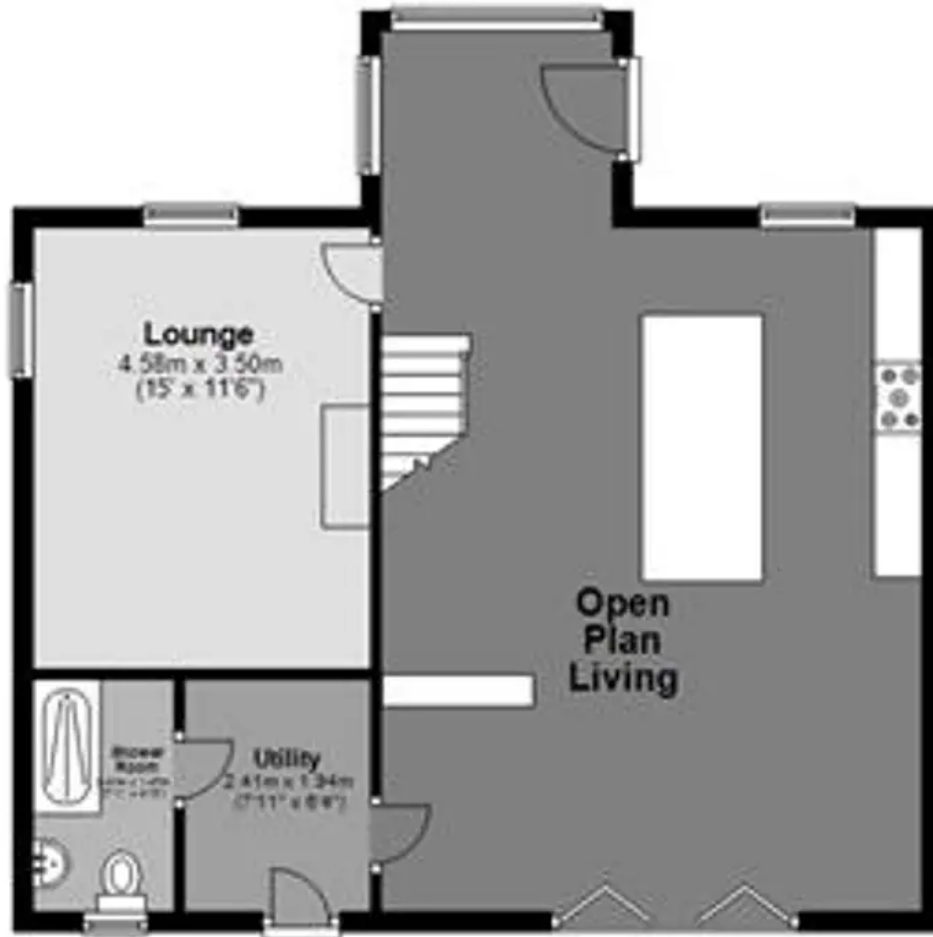
What3words – [///reacting.simulations.obeyed](https://www.what3words.com////reacting.simulations.obeyed)

Follow signs to Tedburn church and the property is located just beyond the church entrance



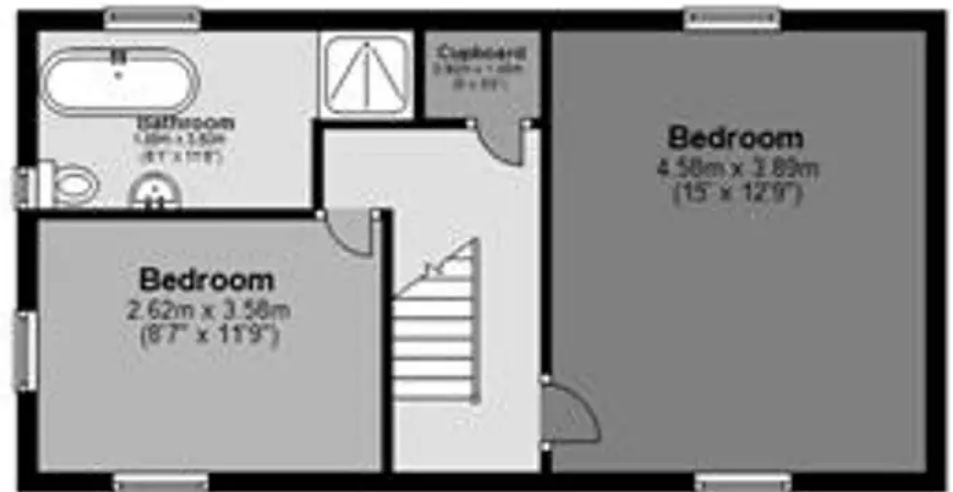
Ground Floor

Approx. 70.1 sq. metres (754.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Total area: approx. 111.5 sq. metres (1199.7 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.