



**Dragonfly Cottage, Tedburn St Mary, EX6 6DW**

Offers Over £550,000

# Dragonfly Cottage

Tedburn St Mary, Exeter

- Large detached country house
- 4 double bedrooms and 3 bathrooms
- Stunning open plan kitchen/family room
- Separate living room
- Large gardens (third acre plot)
- Beautiful views backing on to fields
- Just outside of the village
- Good transport links for A30/Exeter
- Parking and stores

**Tedburn St Mary has long been a popular destination for those looking for village life without being isolated. Many of the local Devon villages are accessed through miles of single track lanes but Tedburn has excellent links to the A30 nearby. The village has a primary school (bus to secondary), shop, post office and a pub along with sports teams and a real sense of community. The nearest town of Crediton, with more amenities is just 4 miles away to the north.**

**Nestled amongst farmland less than a mile away from the village is Dragonfly Cottage, a modernised period property in a great plot. It would have changed somewhat from its origins over the years but is now a spacious, light and modern family home which retains character and individuality reminding you of its past. With double glazing and gas central heating (LPG) it's a comfortable country home that's going to suit a range of buyers.**





The layout and room sizes make it a flexible home with the useful 4th bedroom or study being on the ground floor with a shower room too. We love the wide entrance hall that gives an insight in what's to come. There's a large, open plan kitchen/dining room, the hub of the home and room for a large table, whether it's homework or entertaining, there's plenty of space. The separate living room is also a good size which opens out onto the garden. A rear conservatory style porch offers additional space, along with a utility and the aforementioned ground floor shower with WC being useful additions. On the first floor are 3 double bedrooms with the large master stealing the show for size and the beautiful rural views. It's got built in storage as well as its own ensuite shower room. Bedroom 2, with its 2 windows could be split into 2 smaller rooms if desired and then bedroom 3 completes the trio on the first floor. The bedrooms are all served by a wonderful bathroom too.



Outside, the gated entrance gives access to the parking area for 3 vehicles and with access to both sides of the house, the garden opens up to the rear. In total, the plot extends to a third of an acre and has some stunning rural views over the adjacent fields. There are lawns with various seating areas, and a pond, the timber workshops/stores are ideal for equipment and wood storage, along with a useful greenhouse and some raised beds. It's a wonderful garden and will be an attraction for many. It's got a great balance of the size of the house, to match the plot and then the internal finishes make it a comfortable semi-rural retreat.

Please see the floorplan for room sizes.

**Buyers' Compliance Fee Notice** - Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Current Council Tax: Band E – Teignbridge

Approx Age: 1800's

Construction Notes: Cob under slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (septic tank shared with neighbour)

Heating: LPG central heating and wood burner

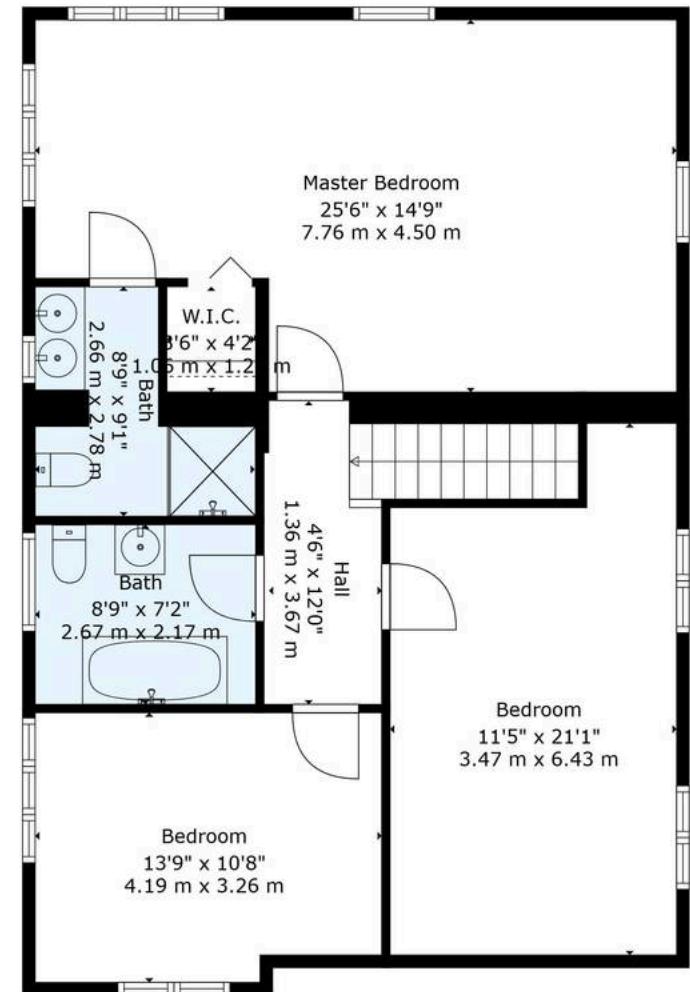
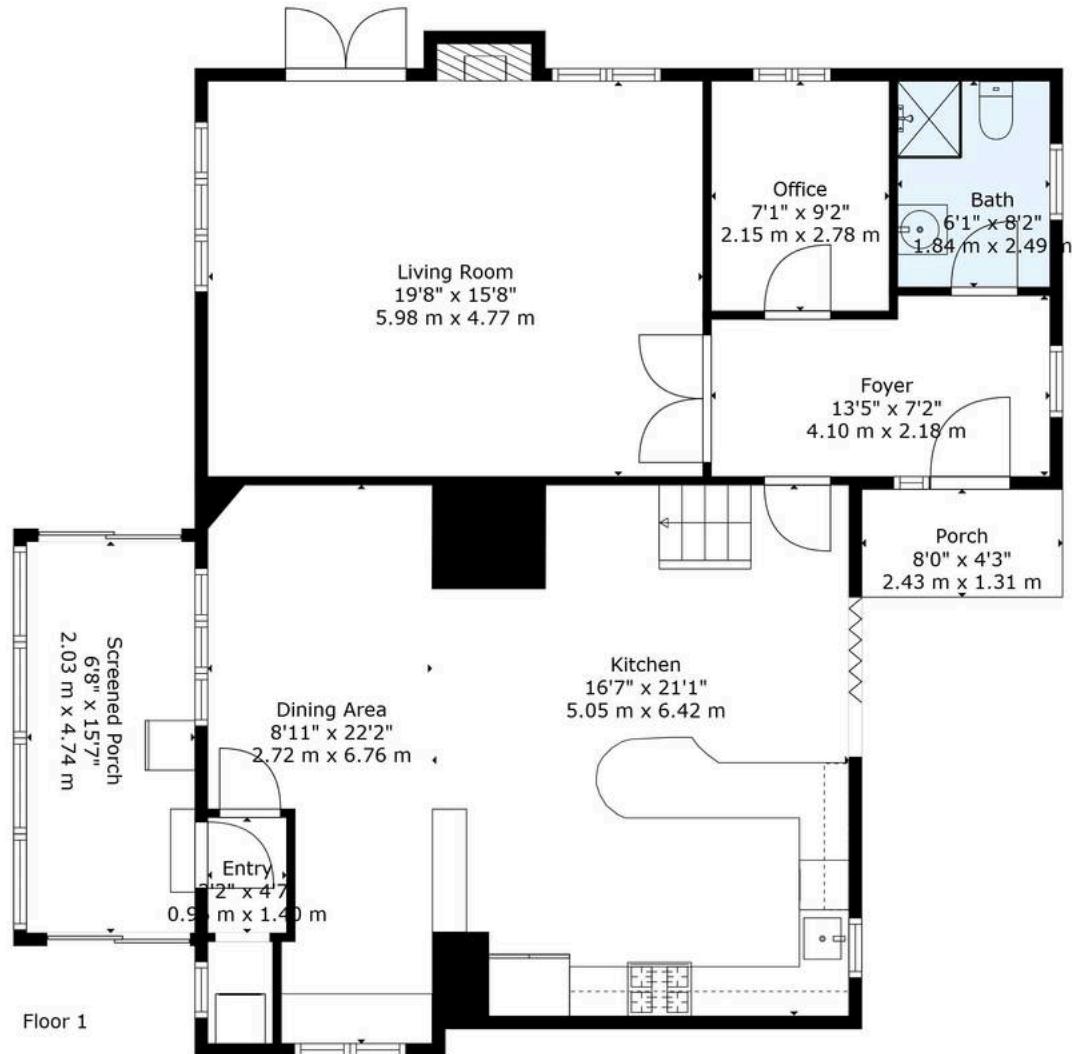
Listed: No

Conservation Area: 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.





**TOTAL: 2038 sq. ft, 190 m<sup>2</sup>**

FLOOR 1: 1082 sq. ft, 101 m<sup>2</sup>, FLOOR 2: 956 sq. ft, 89 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 34 sq. ft, 3 m<sup>2</sup>, SCREENED PORCH: 104 sq. ft, 10 m<sup>2</sup>, FIREPLACE: 7 sq. ft, 1 m<sup>2</sup>

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.





## Helmores

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