



East of **EXE**
ESTATE AGENTS
East & West of **EXE**

Tower Court
Dunchideock £485,000

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This well-presented converted 18th-century farm building sits in the desirable Devon village of Dunchideock, on the edge of Haldon Forest, with far reaching views. Beautifully maintained throughout and comprises a lovely kitchen/dining room, sitting room with wood burner, three bedrooms, and family bathroom. The hidden gem of this property is the stunning landscaped rear garden of roughly 0.7 acres.

18th-century conversion | Sought-after village location | Views over Haldon Forrest | Spacious sitting room with Wood Burner | Modern kitchen/Diner | Three bedrooms | Family bathroom | Garage and parking | 0.7acre landscaped garden |

DESCRIPTION

Tucked away within an exclusive courtyard setting in the heart of the highly sought-after village of Dunchideock, 4 Tower Court is a charming and beautifully maintained home forming part of a converted 18th-century farm building. Surrounded by picturesque Devon countryside and nestled on the edge of Haldon Forest, the property offers a wonderful balance of character, comfort and countryside living.

Enjoying a peaceful position, this delightful home combines period features with practical, well-proportioned accommodation. The ground floor welcomes you with an entrance porch leading into a reception hall, setting the tone for the warmth and character found throughout. The spacious dual-aspect sitting room is a particularly inviting space, featuring exposed wooden beams, a solid wood-burning stove and direct access to the garden-perfect for cosy evenings or relaxed entertaining. An open archway leads through to a generous kitchen/dining room, fitted with a range of modern units, integrated appliances including a Bosch oven and electric hob, and space for additional white goods. A rear lobby provides further access to the garden.



Upstairs, the property offers three well-proportioned bedrooms, including a bright and airy principal bedroom with built-in wardrobes and useful storage. A contemporary family bathroom serves the accommodation, alongside an airing cupboard.

Outside, the setting is equally appealing. The front garden is mainly laid to lawn with mature shrub borders, while the large rear garden, roughly 0.7 acres, is a particular highlight and has been thoughtfully landscaped with a stone patio, lawn and well-established planting, all enjoying far-reaching views across open fields towards Haldon Forest and Belvedere castle. The property also benefits from a garage and off-road parking.

With beautiful countryside walks available directly from the doorstep and the vibrant city of Exeter just a short drive away, 4 Tower Court offers the best of both worlds—an idyllic village lifestyle with excellent connectivity.

LOCATION

Tower Court is situated in the charming village of Dunchideock, a highly sought-after rural location on the outskirts of Exeter. Surrounded by beautiful Devon countryside, the village offers a peaceful setting while remaining conveniently close to excellent transport links.

The nearby A38 provides easy access to the cathedral city of Exeter, offering a wide range of shopping, dining, and leisure facilities, along with mainline rail connections and access to the M5 motorway. Exeter also boasts highly regarded schools, the University of Exeter, and a vibrant cultural scene.

Dunchideock itself is a picturesque village with a strong sense of community, and is ideal for those who enjoy countryside walks and outdoor pursuits. The surrounding area offers a wealth of scenic routes and access to Dartmoor National Park, making it perfect for nature lovers.

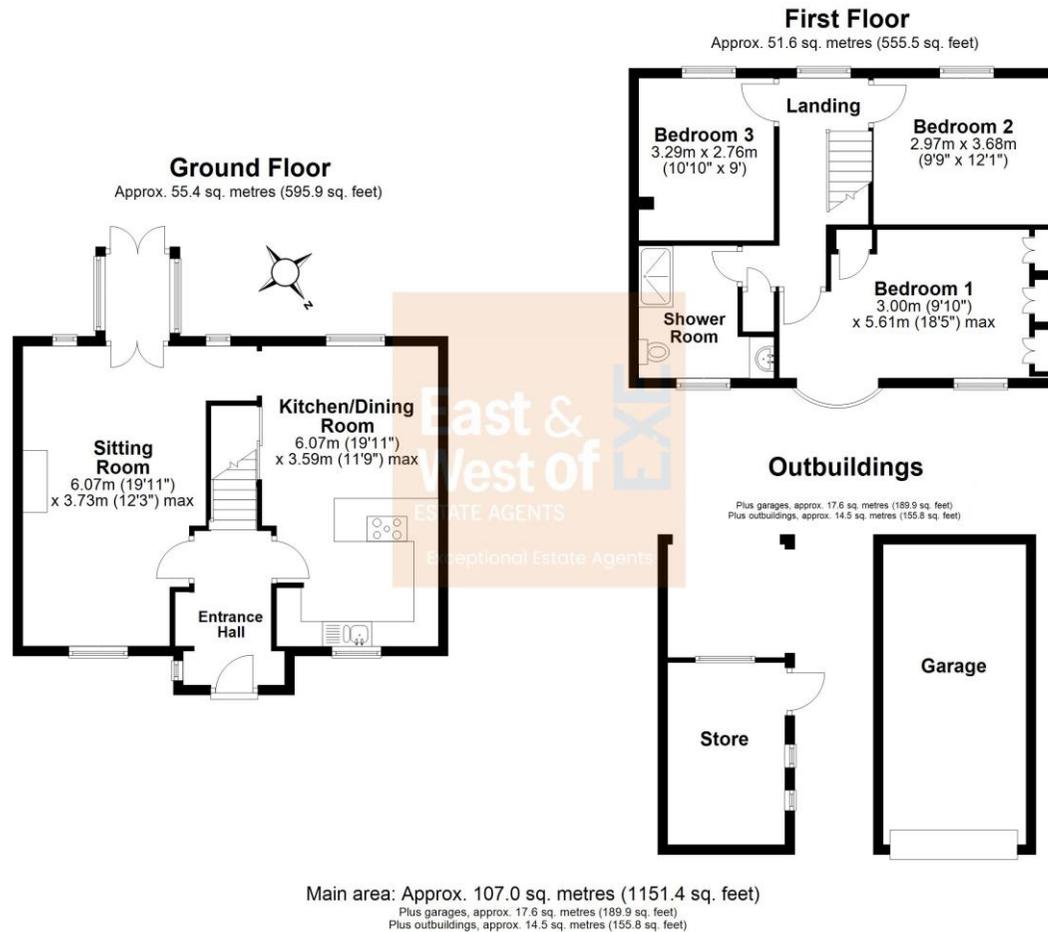
Despite its tranquil setting, the property remains well-connected, offering the best of both rural living and city convenience.



AGENTS NOTES

To the best of the Vendors knowledge, they have advised the following: -

Tenure: Freehold
 Council Tax Band: E
 Council: Teignbridge County
 Parking: Garage and Parking
 Garden: Rear Landscaped Garden
 Electricity: Mains
 Heating: Electric Smart Radiators
 Water supply: Mains
 Sewage: Private Sewer System, £40 PCM
 Broadband: Fibre currently being installed into the hamlet
 Mobile Signal: Several networks currently showing as available at the property including EE and Three.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 78 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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