

# fowlers

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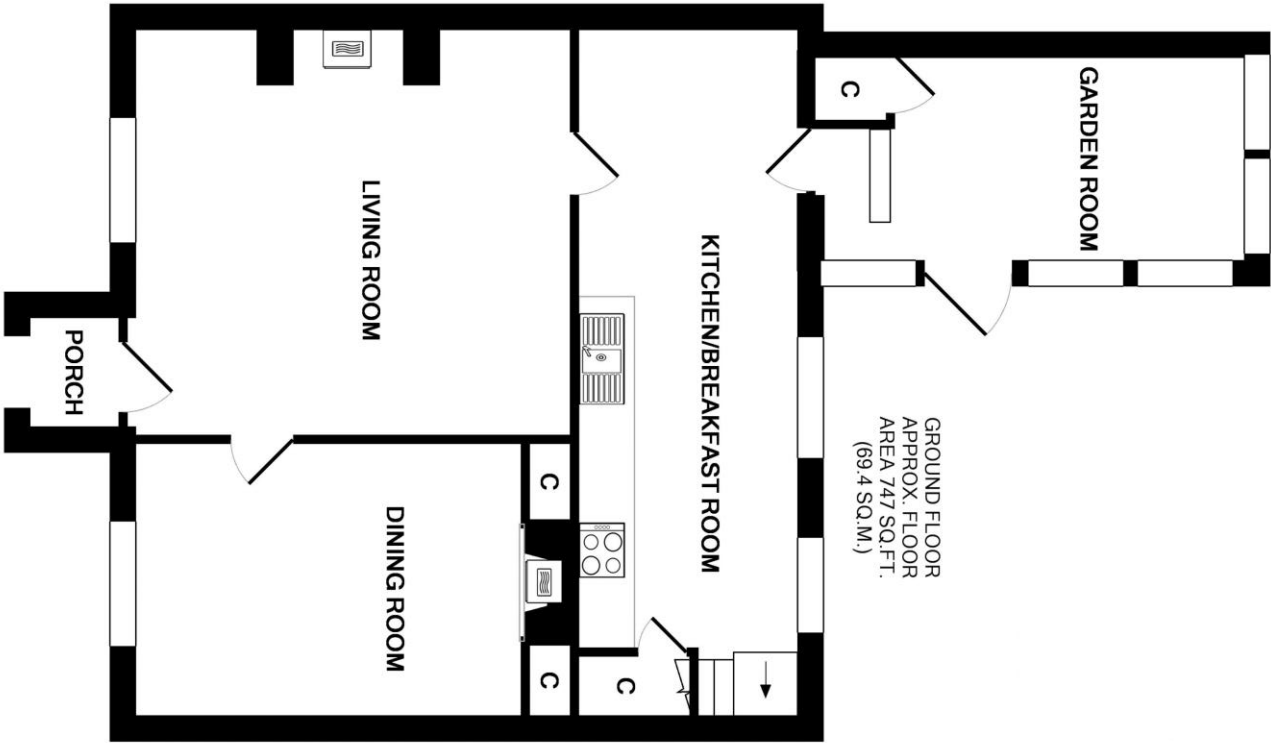
**East Steps, Dunsford, Devon EX6 7AA**

**Price : £550,000 Freehold**

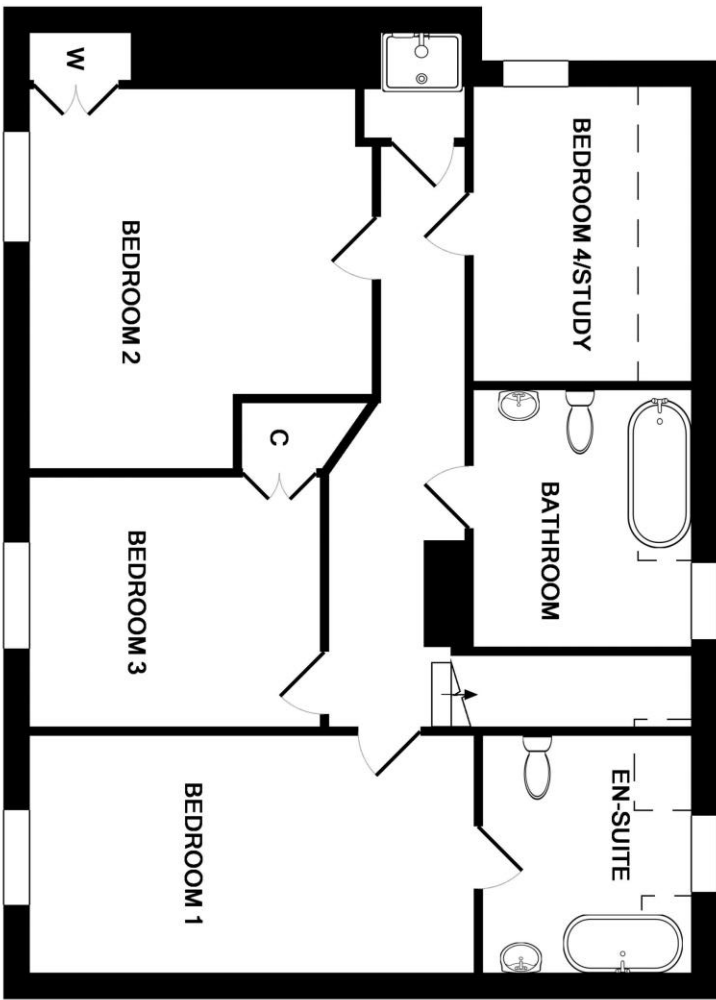


- Semi detached four bedroom Grade II Listed house of stone and cob • Charming rear garden •
- Lovely village setting close to amenities • Entrance porch • Sitting room with woodburner •
- Lounge with woodburner • Kitchen/breakfast room • Glazed oak framed dining/garden room •
- Master bedroom with ensuite bathroom and family bathroom • Two further double bedrooms •
- Shower room • One single bedroom/study • Oil fired central heating •





GROUND FLOOR  
APPROX. FLOOR  
AREA 747 SQ.FT.  
(69.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 788 SQ.FT.  
(73.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1535 SQ.FT. (142.6 SQ.M.)

Plan drawn by Devon Property Services (www.devonps.co.uk). Measurements are approximate. For illustrative purposes only. Not drawn exactly to scale. Made with Metropix ©2017



## The Property

East Steps is an attractive character village home built of stone and cob beneath a thatched roof. It is in excellent decorative order throughout and offers spacious accommodation with great appeal and traditional features such as exposed beams and timbers, a stone fireplace, stone floors and a contemporary oak framed dining/garden room. It has four bedrooms (three double/one single) with Teign Valley views from most and there is both an ensuite bathroom, family bathroom and a shower room. It is centrally heated by oil to radiators and has a woodburner in both the sitting room and lounge. The garden is charming with secluded sitting areas and a raised pond. We very strongly recommend viewing.

## Situation

Dunsford is a delightful village with an active social round, a good pub, an excellent shop/post office and a tea room. It is set in the Teign valley and is a thriving community with a primary school and pre school and a pretty village church, the east steps of which are beside this cottage house, hence the name. There is excellent access to the Teign valley and countryside walks, yet Exeter is only about 6 miles away.

## The Accommodation

### Entrance porch



A white rendered porch with a slate roof and two oak benches and an oak front door and flagstone floor. The door opens into the sitting room.

### Sitting room 16' 0" x 15' 9" (4.867m x 4.8m)

This attractive character room has a large granite fireplace with an oak lintel and a fitted woodburner with a lined flue on a granite hearth. There is a flagstone floor, a recess for bookshelves, an exposed structural beam, a double panel radiator, a latched door to the kitchen and a panelled door to the lounge.

### Lounge 14' 3" x 10' 2" (4.337m x 3.096m)



This room has a painted recessed fireplace, a blue enamelled woodburning stove, storm shutters fitted to the windows, a T.V. point, a stone floor and built in recessed shelves cupboards to either side of the fireplace. There are four wall light points, a T.V. point and a double panel radiator.

### Kitchen/breakfast room 21' 5" x 8' 3" (6.539m x 2.526m)



This kitchen has solid wood painted kitchen cabinets with stone work tops incorporating a carved drainer, a Belfast sink and mixer taps. There is a Neff halogen hob, a fan oven and an attractive part tiled recess for display. There are exposed beams and a terracotta floor and there two windows with oak lintels looking out to the rear garden. A double radiator is fitted, six spotlights, a built in dishwasher and there is an understairs cupboard beneath the staircase which leads to the first floor.

**Dining/garden room 16' 1" x 8' 1" (4.895m x 2.454m)**



This oak framed and glazed room is an addition to the house and has double glazed windows and doors, an oak floor, a double panel radiator and one painted match boarded wall of timber which is repeated in the ceiling. There are two store cupboards, a double panel radiator and eight downlights.

**First floor landing**

The staircase rises from the kitchen and has a side window, carved and turned balusters and one wall light point in the stairwell. The landing has panelled doors to all bedrooms and the shower room and there is one wall light point.

**Bedroom 1 16' 4" x 8' 11" (4.986m x 2.729m)**



This front facing double bedroom is large enough to have a California king size bed and has a double casement window and window seat looking out to the views down the Teign valley. A double panel radiator is fitted and a doorway leads into the ensuite bathroom.

**Ensuite bathroom 8' 5" x 8' 0" (2.559m x 2.432m)**



This is fitted with a composite claw foot bath, a low level w.c., a pedestal wash hand basin with tiled splashbacks, two wall light points, a shaver point, a double panel radiator, a wall mounted electric towel rail and there is a low rear facing dormer window.

**Bedroom 3 10' 10" x 9' 1" (3.308m x 2.76m)**



This front facing double room has a three casement window and window seat looking out to the Teign valley view. There is a built in wardrobe, a double panel radiator and one wall light point.

### **Family bathroom 9' 4" x 8' 3" (2.84m x 2.51m)**



This bathroom has an oak floor and is fitted with a claw foot bath, a pedestal wash hand basin with tiled splashbacks and a low level w.c. There is fitted painted wainscotting and plinths, two wall light points, a double panel radiator, an electric heated towel rail and a low dormer window facing to the rear.

### **Bedroom 2 13' 9" x 9' 6" (4.182m x 2.887m)**



Another large front facing double bedroom with a double wardrobe, a triple casement window and window seat looking out to the Teign valley view, a pine floor and a double panel radiator.

### **Bedroom 4 11' 6" x 11' 7" (3.509m x 3.527m)**

This single bedroom or study has a side window looking out to the churchyard, fitted painted wainscotting and a plinth, a telephone point, two wall light points and a double panel radiator.

### **Shower room**

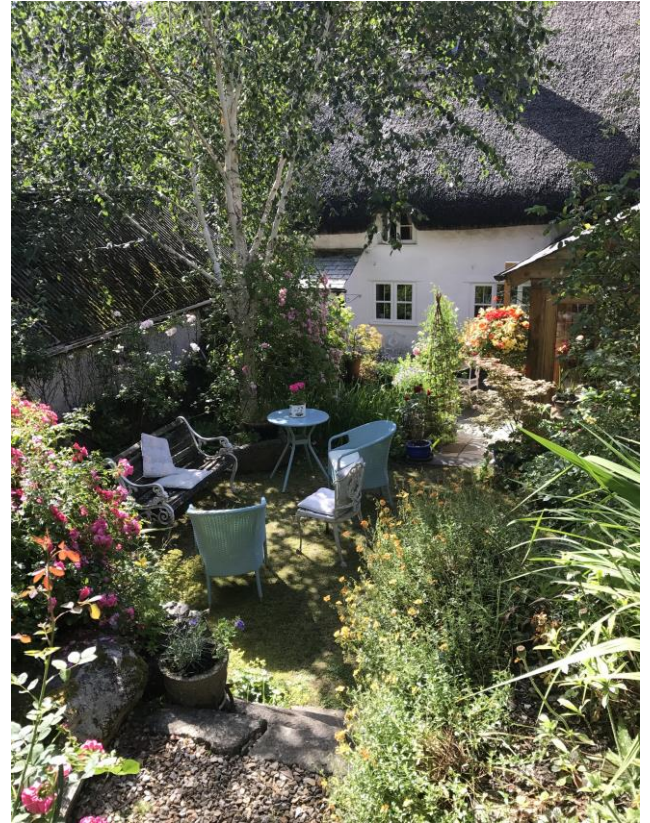
At one end of the landing is a doorway which leads into a shower room which comprises a fully tiled cubicle with a glass door and side panel, a power shower, Travertine wall tiling, a built in downlighter and fan and two fitted towel rails.

### **Exterior**

#### **To the front**

At the immediate front of East Steps running along the front of the cottage is a gravelled area which incorporates a flower bed.

#### **Rear garden**



Extending in all to about 100 feet in depth, this garden is on four levels linked by granite and timber steps. At the lower level there is a raised brick built pond, a paved yard and an access to a pedestrian right of way to the front of the cottage. The courtyard has a raised plinth, exterior power points and lighting and granite steps up to a grassed sitting area which has raised granite bounded planters and which has trellis concealing the oil tank. Three further granite steps lead up to the paved sitting area and further gravelled steps lead up to the top level which is laid to grass with mature shrubs and flowering perennials and a timber shed measuring 8' x 5' 8" (2.435 m x 1.723 m) approximately.

## Services

Mains water, drainage and electricity. Oil by private contract.

## Council Tax Band

E

## Directions

Upon arriving in Dunsford locate the parish church of St Mary's. To the right of the church are the east steps and East Steps is immediately adjacent with a rendered porch entrance.

## Viewing by appointment only

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