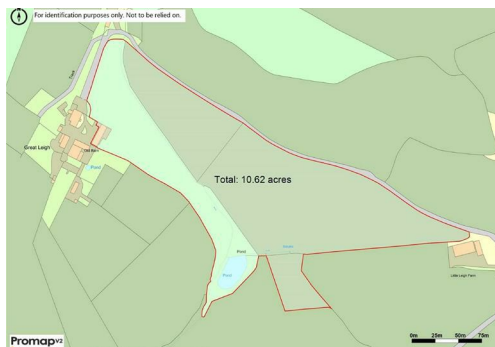




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Shire Cottage





Doddiscombsleigh 1 mile Exeter 7 miles

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A wonderfully located detached barn conversion with far reaching views and 10.6 acres

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- 2 Reception rooms
- Kitchen / family room
- 3 Bedrooms
- Bathroom
- Garage & car port
- Gardens
- 10.6 Acres
- Far reaching views

Guide Price £625,000



### SITUATION

The property forms part of the farmstead of Great Leigh which nestles in a secluded spot in the Teign Valley, just a mile from the popular village of Doddiscombsleigh. The village has a strong community with a church, primary school and famed public house "The Nobody Inn". The village lies on the eastern side of the valley, just outside the boundary of the Dartmoor National Park which is renowned for its fine countryside and ample opportunity for a range of outdoor pursuits including walking, riding, fishing and cycling. The village of Lower Ashton is nearby and has an excellent pub / restaurant and post office.

### DESCRIPTION

Shire Cottage is a detached barn conversion completed in the 1980s. Of granite walls beneath a tiled roof, it offers characterful accommodation of approaching 1,300sq ft. The current owners have undertaken a number of improvements, including two new wood burning stoves and recently installed water treatment plant.

### ACCOMMODATION

The rarely used front door leads to an entrance hall off which is a cloakroom and the principal living rooms. The sitting room is dual aspect with a feature fireplace with inset wood burning stove as well as exposed ceiling beams. There is a formal dining room large enough to create a fourth bedroom with through hallway to the lovely kitchen / family room. This has an impressive vaulted ceiling with exposed timbers. It is fitted with a wide range of matching eye and base level units with work surfaces, Fagor electric oven with 4-ring hob, space for several appliances and large dining table and chairs.

On the first floor are three bedrooms, each with exposed ceiling beams and the family bathroom.

### THE GROUNDS

From the lane, there is a large parking area to the left of the property. This is in front of the garage which has double wooden doors, power and light. Between the garage and the property is a large covered store / car port which could be converted to further living accommodation, subject to the necessary consents. Adjoining the rear of the property is a large, raised decked terrace enjoying the glorious views. Granite steps lead down to the lawned gardens which comprise sloping lawns. These are interspersed with a number of mature and colourful trees, shrub and flowerbeds. Beneath the terrace is a storage area and to the left is a separate access to the rear of the house where further parking could be created if required. The gardens lead down to the small brook across which is a lovely large orchard. Beyond the orchard is a sloping paddock at the bottom of which is a level lawn. Both the orchard and paddock have separate access from the drive and there is a small coppice. Overall the property amounts to 10.62 acres. Due to its position, there are some wonderful and uninterrupted far reaching views across the adjoining countryside.

### SERVICES

Mains electricity. Shared private water. Shared private drainage (newly installed water treatment plant).

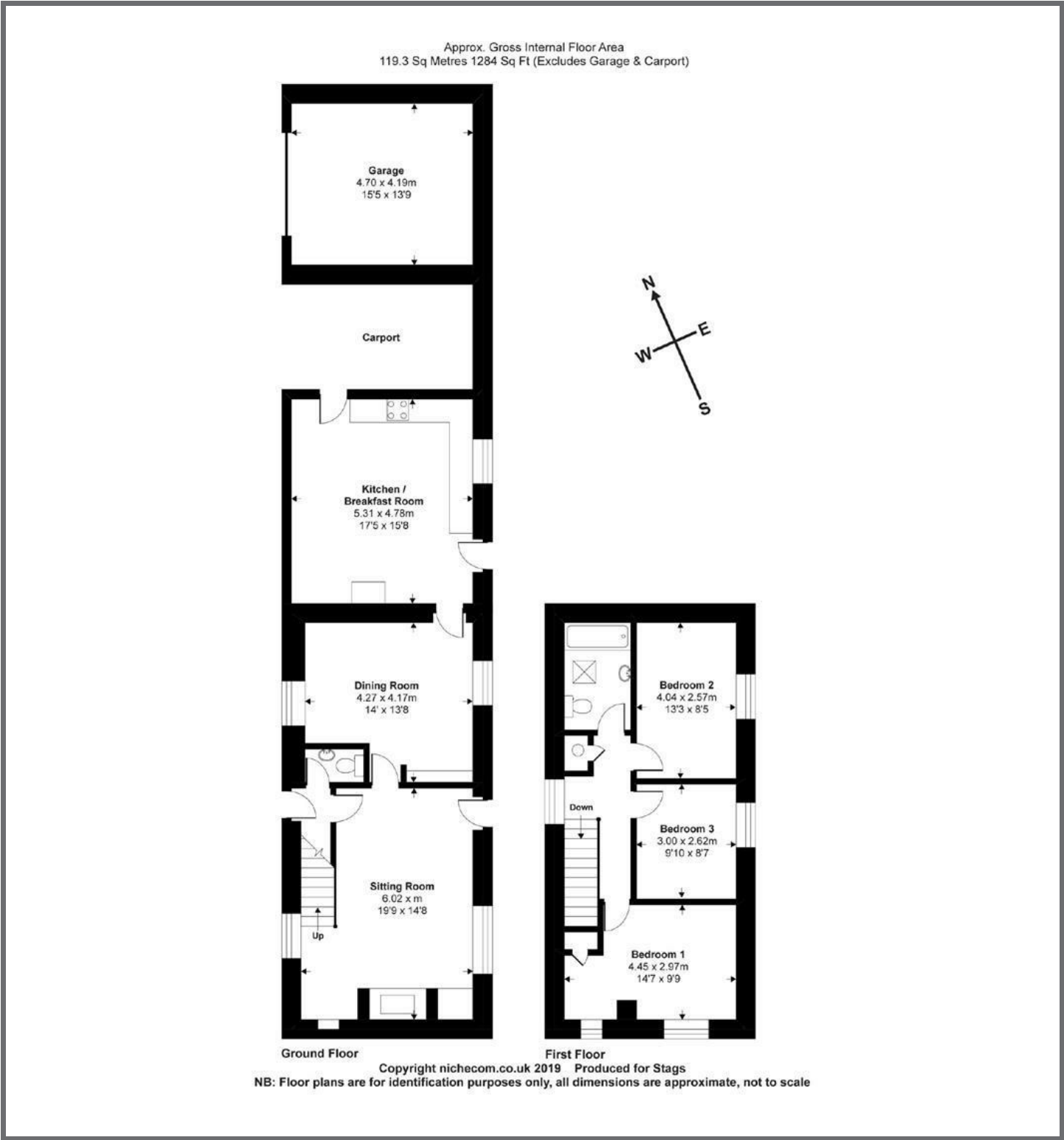
### DIRECTIONS

Exit the A38 at Exeter Racecourse and follow the signs for Doddiscombsleigh. Continue into the village centre and by The Nobody Inn turn left taking the country lane out of the village. After approximately 1 mile the turning to Great Leigh is on the right, proceed down the lane into the courtyard and Shire Cottage is immediately on the left hand side.



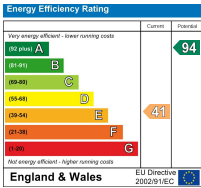






These particulars are a guide only and should not be relied upon for any purpose.

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