CLIFFORD BRIDGE HOUSE
Drewsteignton, Devon
Clifford Bridge House
Drewsteignton, EX6 6QE

Clifford Bridge House set in idyllic Dartmoor really offers it all: peaceful, rural living without isolation, the charm of the country with the convenience of being close to a thriving and friendly community.

This warm and welcoming family home has been beautifully looked after by the current owners and is now waiting for its next chapter to begin.

With four spacious double bedrooms and a fifth bedroom being a single, a superb entrance hall, sitting room, dining room and inviting kitchen/family room, a detached two bedroom cottage and grounds of just over 1.5 acres, Clifford Bridge House will delight house-hunters looking for space, country living and privacy.

- Sought after Dartmoor location
- Victorian Farmhouse and Cottage
- Gardens, woodland and grounds of 1.5 acres
- Granite outbuildings with further potential
- Idyllic hamlet position for country living
- Fabulous walking right on your doorstep
- Multi-generational living or income potential
- A must view!
The House

Driving through the surrounding wooded valley, you turn onto a peaceful lane by Clifford Bridge, you’ll find the property tucked off to the right with the accommodation arranged around a central courtyard. There’s enough room for several cars to park here as well as further space beyond the cottage allowing for plenty of space when visitors come to stay.

As you enter through the front door you get a real feeling of light and space, the hallway extends past the kitchen and reception rooms, past the stairs with its painted balusters and carved hardwood handrail and to the porch which overlooks the gardens. You move into the L-shaped Kitchen with its cream AGA and modern kitchen and there are views over the courtyard and side garden as well as double glazed French doors which lead out to the western side of the house.

A door leads you in to the adjacent dining room with its large sash windows with shutters overlooking the garden. Two further full length sash windows face to the west. A recessed granite fireplace with plaster surround, decorative wall panels, ceiling rose and dado rails add an elegant period touch.

Leading back to the hallway, the lounge sits to the other side. This is a fabulous room with large sash windows to the north and south and an impressive timber beam. Originally likely to have been two rooms the focus is very much on the big granite fireplace with deep recessed slate heart, woodburner and oak bressemer over. A fully fitted bathroom with vanity units and cupboards also sits off the hallway.
Head upstairs where the feeling of light and space that abounds throughout this home continues. Two of the larger bedrooms enjoy a superb outlook over the gardens through the sash windows, facing out to the original front of the house. The single room also enjoys this same view. Two further double bedrooms overlook the courtyard. A Shower room and separate WC complement the upstairs.

**Step Outside**

The gardens and grounds at the property are a lovely mix of level lawn, with play areas and entertaining spaces, flanked by a wooded hillside and wild flowering bank. A stream dissects the garden to one side with a bridge across leading to a gravelled seating area and greenhouse.

The main part of the garden faces South and South West and on the western side of the house is a further level garden laid to lawn, bridge over the stream and tucked away seating. A side gate leads you back around to the courtyard.

The gardens are ideal for children to play, with plenty of open space and lots of areas to explore. There is shade for a summer barbeque, or take a walk with the dogs from the top of the garden across miles of beautiful wooded valleys or beautiful riverside walks right on your doorstep.

A timber woodshed sitting to the eastern side of the house and off the courtyard, has space for log cutting and storage.
Making up the courtyard are a range of granite built single storey outbuildings divided into five and laid out in an L-shape; these incorporate a laundry area, gardeners WC, workshop and plenty of storage.

Across the courtyard is Clifford Bridge Cottage, a separate detached two bedroom cottage beautifully presented with its own entrance, kitchen/breakfast room, living room with wood burning stove, shower room and two bedrooms – one with en suite. The cottage makes an ideal holiday let, granny annexe, home office or Air BnB. It has its own private sunny patio to one side and wild flower garden.

A little further up the land at the top of the cottage garden is another gated access with parking for more vehicles.
The Area
Clifford Bridge is situated in a beautiful wooded section of the Teign Valley and residents can enjoy long walks in the woodland as well as the beautiful riverside walks to Fingle Bridge and Steps Bridge. Although rural in feel, the property sits just 3.5 miles from Moretonhampstead, 5.5 miles to Chagford and 11 miles from the centre of Exeter and is a perfect location in which to enjoy the peace and quiet of the countryside whilst still being able to access these popular Moorland towns as well as commute to the City, access the M5 motorway, mainline train station and Exeter International Airport.
Want to know more about the property and the local area?

We know that buying a property is a big step and that you want as much information as possible before you make that commitment. To find out more why not take a look at the following websites that will tell you more about the history of the property, important information about the area and what you could get involved with if you lived here too!

www.homeoffice.gov.uk   www.ukradon.org   www.fensa.org.uk

TIPS: The local council’s ‘My Neighbourhood’ is also a fantastic way to find out about the location, history, planning applications and local community. Towns such as Ashburton and Chudleigh also have great Facebook pages which will give you a great insight into the community and help you connect when you move here.

The Consumer Protection Regulations: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Items shown in photographs are not necessarily included. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Sawdy & Harris has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. Data Protection: We retain the copyright in all advertising material used to market this Property. Floor Plans are for identification and illustrative purposes only and are not to scale.