



Fewings Cottage



STAGS

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Christow, Exeter, Devon, EX6 7LZ

Doddiscombeigh (2.6 miles), Dunchideock (4.5 miles), Exeter city centre (10.2 miles)

An immaculately presented two-bedroom period cottage, occupying a delightfully private and secluded position, approached via a traditional cross-passage from a peaceful village lane.

- Teign Valley village within Dartmoor National Park
- Beautifully restored with new roof and bespoke wood frame windows
- Excellent local schools nearby
- Two vaulted double bedrooms
- Freehold
- Community shop, post office and active village life
- Detached two-bedroom period cottage
- Characterful reception rooms
- Private gardens with two patio areas
- Council Tax Band: D

Guide Price £425,000

SITUATION

The village of Christow is a thriving and friendly community nestled in the stunning Teign Valley, within the Dartmoor National Park. The village benefits from a popular community shop and a weekly post office service, providing essential amenities to residents. Christow is well-served by local primary schools, including Christow, Dunsford, and Doddiscombeigh, all of which enjoy strong reputations. Further schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. The village also boasts a very active church and a wide range of community activities, including sporting, social, and cultural events, helping to foster a strong sense of belonging. For those who enjoy dining out or relaxing with friends, there are several excellent pubs in and around the village. These include the much-loved Artichoke Inn in Christow itself, as well as the Teign House Inn, The Bridford Inn, and a host of other charming pubs in the surrounding area. The area is well connected by road, with the M5 just eight miles away, while mainline rail services are available from Exeter's four mainline stations.



ACCOMMODATION

The detached property is of stone and cob construction and has been comprehensively enhanced in recent years, including the installation of a new roof, an attractive oak porch and striking cedar entrance archway. The beautifully presented accommodation combines period charm with contemporary comfort and comprises a light-filled kitchen/breakfast room, an elegant dining room and library featuring a stone fireplace with wood-burning stove, and a delightful sitting room, also centred around a stone fireplace with wood-burning stove. A discreet ground-floor cloakroom is positioned beneath the staircase.

To the first floor, an oak-panelled landing leads to two generous double bedrooms, both boasting vaulted ceilings and exposed beams, creating a wonderful sense of space and character. A cleverly concealed door opens into the stylish bathroom, which is fitted with a modern spa bath with shower over. Externally, a useful utility room adjoins one end of the cottage, with a store shed located to the other.

GARDENS

The charming gardens are a particular feature, offering excellent privacy and incorporating two attractive patio areas ideal for outdoor dining and entertaining. Additional outbuildings include a fully powered garden office with internet connectivity and a summerhouse, also equipped with power and lighting, providing versatile ancillary space.

SERVICES

Utilities: Mains electricity, water and drainage

Heating: Oil-fired central heating

Drainage: Mains

EPC: E(52)

Standard and Superfast broadband available (Ofcom)

EE, Three, O2 and Vodafone mobile network available (Ofcom)

AGENTS NOTE

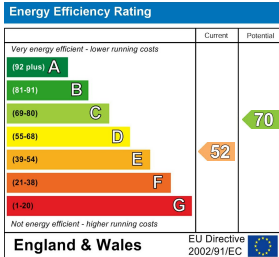
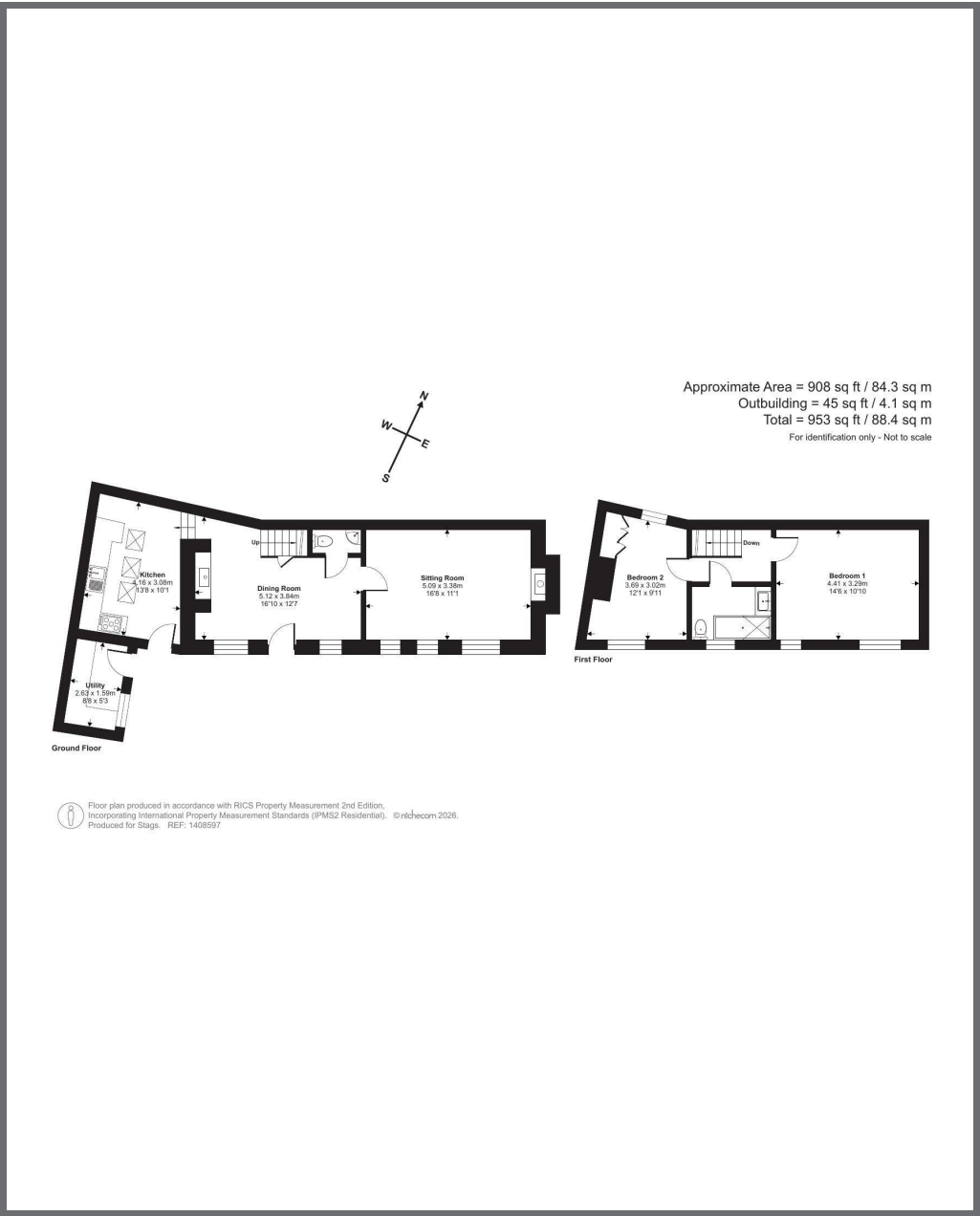
The property had planning consent for two a storey extension. This has now lapsed but details can be found on the Teignbridge planning portal reference 0256/22. Please speak to the Agents for further information. The property benefits from a right of way over the neighbour pathway

DIRECTIONS

Park in the Teign Valley Community Hall car park and walk up the lane for about 150m. On the left you will come to Waterwell Lane and the passageway to Fewings Cottage is opposite, between Vallen Cottage and Carpenters Cottage. What3Words:///golf.rainwater.skipped



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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