

STAGS

Higher Neadon

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Bridford, Exeter, Devon, EX6 7JE

Exeter 8.7 miles, Dunsford 2.5 miles, Cheriton Bishop 6.6 miles

A stylishly refurbished and picturesque period cottage with beautiful mature gardens and stunning views over the sought after Teign Valley.

- Beautifully presented cottage
- Dartmoor National Park
- 3 bedrooms
- Attractive gardens amounting to 0.48 acres
- Freehold
- Sought after Devon village
- Grade II Listed
- Dual aspect reception rooms
- Scenic views across the valley
- EPC - E

Offers In Excess Of £495,000

SITUATION

This delightful cottage occupies a peaceful, elevated position just outside the sought-after historic village of Bridford, on the eastern edge of Dartmoor National Park. The village offers a strong sense of community with a parish church, well-regarded public house and village hall.

The neighbouring village of Christow, approximately one mile away, provides a respected primary school, doctor's surgery and a further popular public house. Post offices available in nearby villages Dunsford and Cheriton Bishop. The university and cathedral city of Exeter lies about 8.7 miles distant and offers a wide range of amenities, including excellent shopping, dining, theatre and sporting facilities.

Exeter also benefits from mainline railway services to London Paddington and London Waterloo, while Exeter International Airport is situated some four miles to the east of the city.

DESCRIPTION

Higher Neadon is a recently refurbished and most attractive Grade II Listed family home, occupying an elevated position and set within beautifully maintained, mature gardens.

The property, which is predominantly thatched with a slate extension, dates from a variety of periods, having been extended and enhanced over generations. In addition to the tasteful refurbishment, the property retains a wealth of character and charm, creating a truly appealing 'chocolate box' appearance.

The house is surrounded by delightful gardens and benefits from a generous parking area. From its elevated setting, the property enjoys spectacular views across the Teign Valley.







ACCOMMODATION

The dual-aspect sitting room enjoys attractive garden views and features exposed beams together with an impressive inglenook fireplace, creating a cosy and characterful space for family gatherings.

The kitchen/breakfast room forms the heart of the home, offering a well-equipped kitchen with modern Shaker-style units and a Belfast sink ideally positioned to enjoy the outlook. There is ample space for a dining table, making it well suited to both everyday family life and entertaining.

Further ground floor accommodation includes a practical utility/garden room, a family bathroom and a versatile triple-aspect study, suitable for use as a home office, playroom or occasional bedroom.

To the first floor are three well-proportioned bedrooms, all full of character and enjoying pleasant views across the surrounding countryside, providing comfortable accommodation for the whole family.

GARDENS

The gardens and grounds are a particular feature of Higher Neadon, providing a delightful setting for the property. The cottage is approached via double wooden gates from the lane, leading to a generous paved driveway with ample parking and immediate views of the mature, well-established gardens.

To the front lies a lawned garden with flowering borders and a feature pond, while the rear garden is substantial, with mature shrubs, specimen trees, an orchard, vegetable patch and fruit trees. A thoughtfully positioned seating area enjoys the surrounding views, and a fenced southern garden backs onto open countryside, offering privacy and a safe space for children or pets.

The property also benefits from useful outbuildings, including a Nissen hut for garden equipment and general storage.

SERVICES

Mains water and electricity. Private drainage , sewage is a recently installed private treatment plant . LPG central heating has been extended throughout the property.

Tenure: Freehold

Local Authority: Teignbridge District Council

Council Tax: Band D

EPC rating: E

DIRECTIONS

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after a few miles, at Farrants Cross, turn left onto the B3193 signposted Chudleigh, Bridford and Christow. At the T-junction turn right onto the Teign Valley Road. After a short distance turn left onto Neadon Lane. Carry on up the hill for approximately 0.5 miles and the cottage will be on your right.

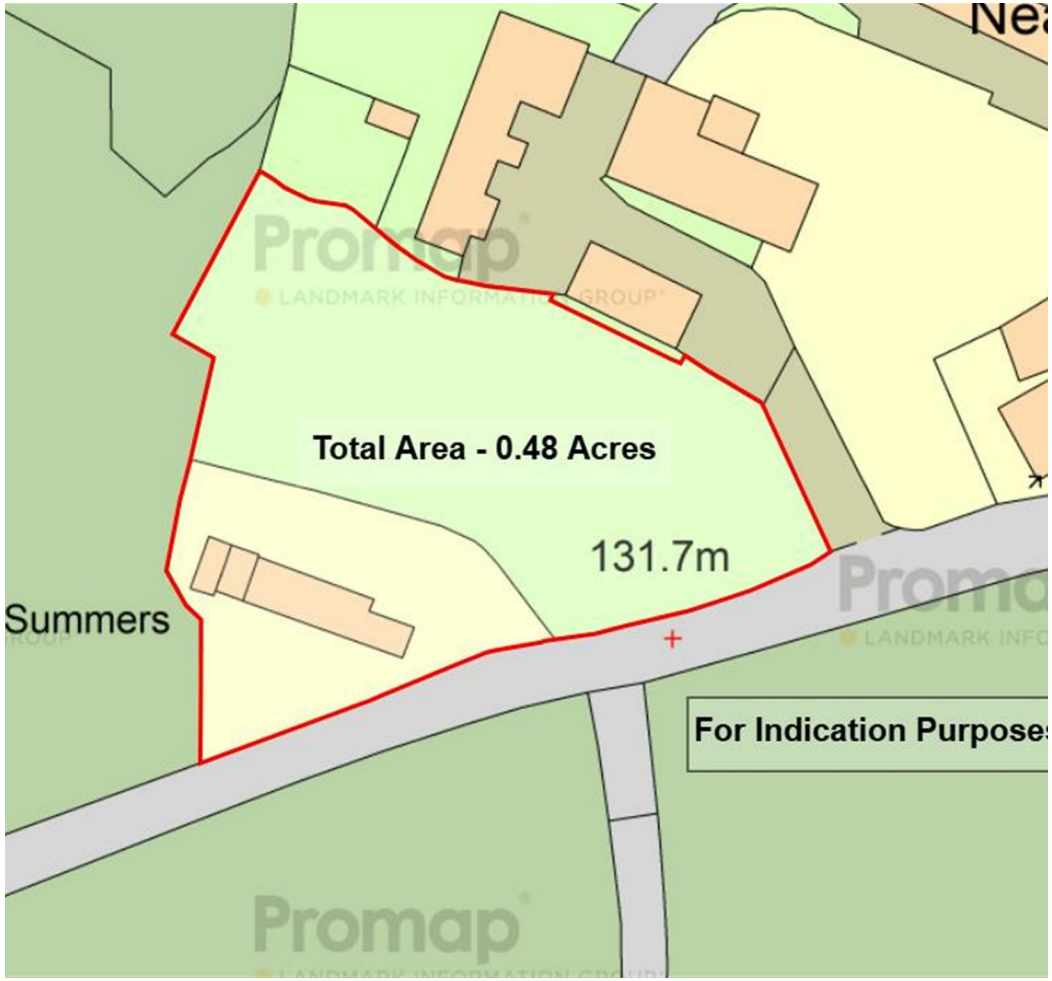
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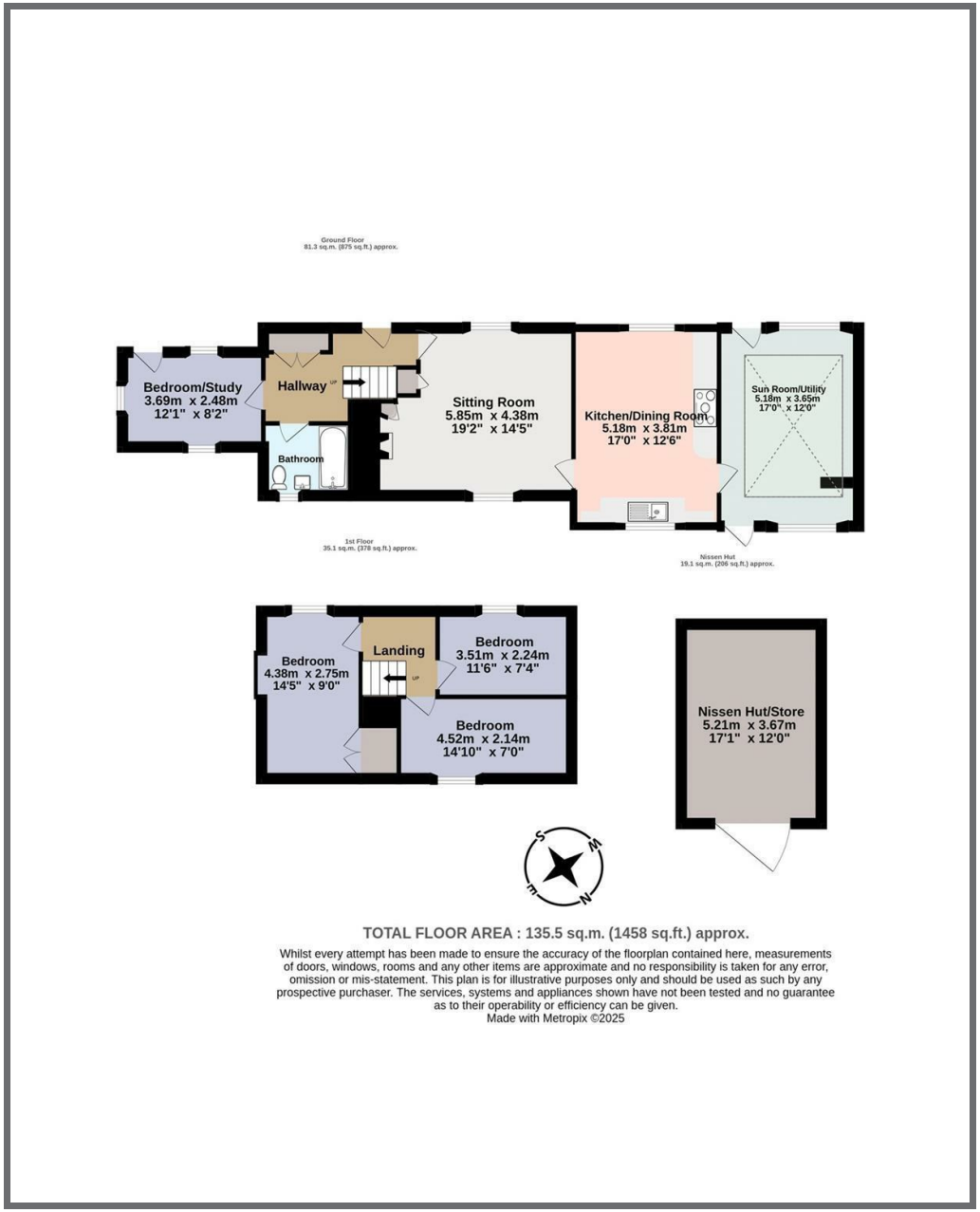


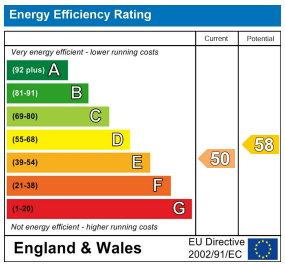




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