



**The Old Rectory** Drewsteignton, Exeter

**STRUTT & PARKER**



## The Old Rectory

Drewsteignton, Exeter  
EX6 6QT

A beautiful Georgian former rectory set in two acres in the heart of the village with views over Dartmoor National Park

Chagford 3 miles, Exeter 14 miles

Entrance hall | Drawing room | Dining room  
Sitting room | Kitchen/breakfast room | Studio  
Laundry room | Larder | Workshop | Cloakroom  
Gym | Six bedrooms | Dressing room  
Family bathroom | Cellars

Two bedroom apartment | Large garden  
South-facing veranda | Garage | Further parking  
Outbuildings

### Location

The Old Rectory is situated on the southern edge of the pretty village of Drewsteignton with far-reaching southerly views of the Teign Valley. This sought-after Dartmoor village has a village shop with post office, the Drewe Arms pub and the renowned Old Inn restaurant, a church and a playing field. For those enjoying walking, cycling and outdoor country and equestrian pursuits, the surrounding Dartmoor National Park provides superb recreational opportunities. The Drogo Castle estate owned by the National Trust and Fingle Bridge are both within a mile and have a number of beautiful walks.

Chagford, approximately 3 miles away, offers a wide range of amenities, including churches, a primary school, banks, health and dental centres and excellent sports facilities. There are also a wide range of shops, including a delicatessen, ironmongers, wine merchant, art galleries and a number of boutiques. The award-winning Gidleigh Park Hotel is just 5 miles away. Bovey Castle, 8 miles away, has a championship golf course and superb spa facilities.

The cathedral city of Exeter is approximately 14 miles away and has a number of excellent schools for boys and girls of all ages, a top university, a broad range of supermarkets and excellent cultural and recreational facilities with many new restaurants, the Princesshay shopping development and a John Lewis. There are Waitrose supermarkets in Exeter and Okehampton.

Intercity high speed trains operate from Exeter St David's to London (Paddington), the Midlands and the north of England as well as regular trains to London (Waterloo) via Salisbury. There are also a growing number of flights to UK and international destinations from Exeter International Airport and London City Airport with three flights a day taking less than an hour.

### The Property

The Old Rectory is a unique and beautiful six bedroom family home with fantastic south facing gardens and views over the surrounding land. Originally built in 1790, with later Victorian additions, the house provides substantial and flexible accommodation. The house has an abundance of original features including large sash windows, high ceilings, wooden shutters and cornicing.

The accommodation comprises of a spacious and grand entrance hall, solid oak wooden flooring with the main staircase to the first floor. To the right is the sitting room and adjoining dining room. The two rooms have fireplaces and access to the veranda and gardens beyond through large fully opening sash windows. They are joined by arched wooden doors that can be opened to create a larger room. A snug is found to the left with a wood burning stove and views out over the vegetable garden. To the left of the entrance hall is the kitchen/breakfast room featuring an electric Aga, fitted wooden units and French doors to a seating area and front garden. A rear hall leads to the Victorian part of the house with a gym, larder, utility room, cloakroom and WC, workshop and dry wood store.







View from the property



There is also a rear staircase leading to the upper floors and a studio room, ideal for a workspace. A large cellar and wine cellar is accessed from a door under the stairs. Upstairs in the main part of the house are four bedrooms, one with an ensuite shower room, a dressing room/bedroom and a family bathroom, all with views over the gardens and church.

In the Victorian part of the house are two further bedrooms, one with an ensuite bathroom, a further family bathroom and an office.

On the second floor there is currently a two bedroom apartment with an open plan kitchen/sitting room and a bathroom. This could easily be reincorporated into the main house or separated to provide an annexe.

### Outside

The house is approached over a gated private drive leading to the front of the house with a garage and ample parking for several cars.

Set in two acres of lawned gardens, the Old Rectory has beautiful south facing views over the wooded Teign Valley. A veranda runs along the front of the house, ideal for al fresco dining and drinks. The gardens boast mature herbaceous borders with well designed planting of trees and shrubs, including mulberry, flowering cherry and rhododendrons. There is also a lawn tennis court that could be re-instated.

A productive kitchen garden lies to the east of the house, with raised beds and easily accessible from the house. To the west is a further seating area overlooking a small pond. On one side, there is a woodland, carpeted by bluebells, primroses and flowering bulbs.

### Outbuildings

The detached garage has a wood store and chicken run attached and the entire block has planning permission for a two storey studio space. Further details are available from the vendor's agent. There is also a greenhouse and gardener's shed.

















