



Old Venn  
Bridford, Exeter, Devon

STRUTT  
& PARKER

BNP PARIBAS GROUP

## An idyllic Grade II Listed Devon longhouse, set in enchanting gardens of approx 3.7 acres in the heart of the Teign Valley

Old Venn is a charming, thatched Devon longhouse, believed to date from the late 15th/early 16th centuries. The property offers a wealth of characterful accommodation blended seamlessly with later additions creating a light-filled and spacious period home. The property is surrounded by beautiful country gardens and occupies an idyllic rural setting on the eastern edge of the Dartmoor National Park, less than 9 miles from Exeter.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**OUTBUILDING**



**3.7 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,943 SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

Old Venn is a late medieval open hall house that retains a number of original architectural features, including magnificent inglenook fireplaces, exposed timbers and an exposed granite ashlar of the original hall chimney stack revealed in the entrance hall. The roof was raised in the late 18th century and in the 19th century, the cattle house (shippen) at the rear was remodelled into a spacious kitchen. The roof was re-thatched in spring 2024.

The entrance hall provides a splendid welcome to the home with slate tiled flooring, exposed stone and panelled walls and an oak staircase leading to the upper level. The ground floor provides three comfortable reception rooms of similar proportions, each of which benefits from south-facing windows overlooking the beautiful gardens. There is a well-appointed sitting room with a stone-built inglenook fireplace, a dining room with exposed timber beams and an inglenook fireplace, and a useful office/library. Towards the rear there is a hallway with slate tiled flooring and built-in cupboard storage, plus a well-equipped kitchen with wooden flooring, timber beams and windows overlooking the rear garden. Kitchen fittings include modern shaker-style units, granite work surfaces, fitted by Barnes of Ashburton and built-in

appliances, including a Neff 2-ring hob and Neff electric oven and microwave. There is also a 2-oven electric Aga. To the rear of the house is the extension, which can be accessed either from the kitchen or the hall. This light and attractive space has slate flooring with a study area, a pantry with slate shelving and a coat cupboard. Adjoining the extension is a utility room and beyond this is a wet room. Upstairs there are four bedrooms, all of which are doubles including the principal bedroom which has built-in storage, a fireplace and en suite shower room. The first floor also has a generously proportioned family bathroom with a bath and a separate shower unit. Hot water and heating are supplied by a Hitachi Yukati air-source heat pump.

### Outside

The property is approached via a long private drive through the meadow which leads to a parking area at the rear in the enclosed courtyard, which also provides access to the detached Grade II listed barn. The barn could provide development potential subject to obtaining the necessary consents. The beautiful well-stocked gardens welcome plenty of sunlight throughout the day, while affording wonderful views across the surrounding countryside.



The gardens include rolling lawns, an orchard, a copse and pond attracting a variety of wildlife and fauna as well as a fruit cage and a productive vegetable garden. There are beds with various colourful flowering perennials and borders of hedgerows and mature specimen trees. There is also a paddock with the property benefitting from 3.7 acres in total.

### Location

Old Venn is well positioned on the edge of the picturesque village of Bridford outside Exeter, offering a peaceful rural setting while remaining within easy reach of the city's amenities. The village has a very popular pub, a church and village hall, the nearby village of Christow has a Community shop. Exeter offers a wide selection of shops, cafés, restaurants and cultural attractions. The surrounding countryside is ideal for walking, cycling and equestrian pursuits, with Dartmoor National Park and Haldon Forest nearby. Transport links are excellent, with the A38 providing road access to the M5 and Exeter St David's railway station offering direct services to London Paddington, taking just over two hours. The property is also close to Exeter Airport which offers an ever increasing number of flights.

### Distances

- Christow 1 mile
- Exeter 8.4 miles
- Exeter St. Davids Station 8.6 miles
- M5 (Jct 31) 8.9 miles
- Exeter Airport 16.3 miles

### Nearby Schools

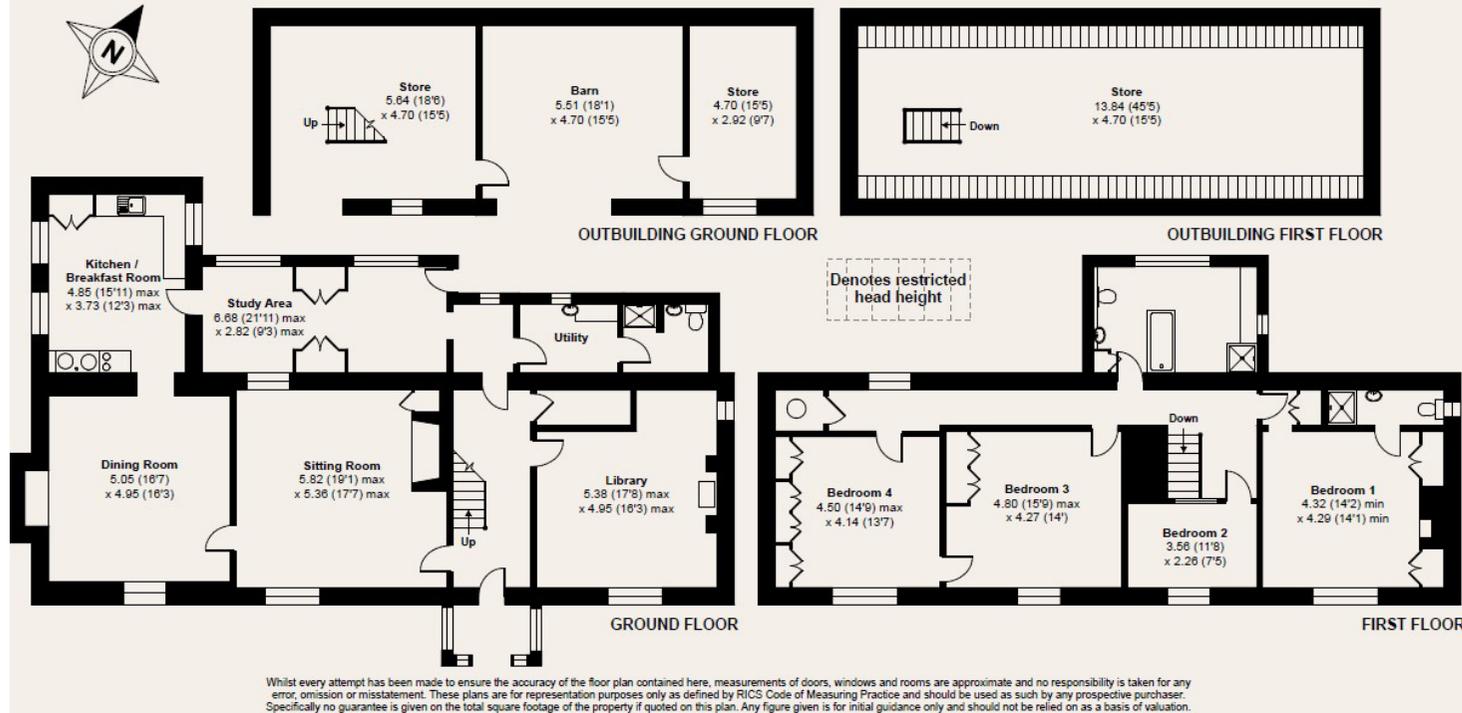
- Christow Primary School
- Dunsford Community Academy
- Doddiscombsleigh Primary School
- Exeter Cathedral School
- Exeter School
- The Maynard
- Exeter College (Ofsted rated outstanding)
- Exeter University





## Old Venn, Bridford, Devon

GROSS INTERNAL FLOOR AREA 273.4 SQ METRES 2943 SQ FT (EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



### Directions

EX6 7LF

what3words: ///deliver.dormant.topics - brings you to the property

### General

**Local Authority:** Teignbridge Council

**Services:** Mains electricity and water. Private drainage which we understand is compliant with current regulations. Hitachi Yukati air-source heat pump. 3-phase electricity supply and a 3-phase electric car charger in the yard.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** D

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Exeter

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