



The Longhouse, Tedburn St.Mary, Devon

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# The Longhouse, Teburn St.Mary, Exeter, Devon EX6 6EQ

A charming Grade II listed property with approximately an acre of gardens set in a sought-after village location

A30 1.6 miles, Exeter city centre 7.5 miles, Exeter St. David's mainline station 7.6 miles (2 hours to London Paddington)

Reception hallway | Sitting room | Family room  
Snug | Office | Kitchen/breakfast room | Utility/  
boot room | Cloakroom | Five bedrooms | Family  
bathroom | Shower room | Double garage  
Carport | Garden | EPC rating D

## The property

The Longhouse is a beautifully refurbished thatched property (re-thatched 2018) which offers a wealth of characterful features with modern additions and styling and has the versatility to include annexed accommodation. The house has medieval origins with evidence that it was first built as an open hall house with a central hearth, smoke blackened roof timbers, and thatch that dates back to circa 15th C. all of which can be substantiated by an extensive archaeological survey commissioned by the previous owners. Various well preserved period features such as a plank and muntin screen, beamed ceilings and inglenook fireplaces, bread oven, and a late 18th Century Gothic timber window frame all contribute to the character and presence of the house. Thoughtful consideration has been given to the restoration and integration of these original period features, but throughout the entire house is an ambience of light and spaciousness; quite unusual for a property of this age.

The ground floor has a welcoming hallway with timber beams and panelling, which leads to the sitting room which features an inglenook fireplace fitted with a woodburning stove, an original bread oven and a timber beam ceiling. Adjoining the sitting room is the snug that provides further attractive reception space and also features a woodburning stove and inglenook fireplace. Towards the rear, the kitchen and dining room

occupy a more modern addition to the home with French doors that open onto the garden, bespoke handmade fitted storage units, an electric Aga, a butler sink and space for a dining table. Adjacent to the kitchen is a pantry, a useful utility/boot room and a downstairs cloakroom. On the ground floor there is also a bespoke fitted office, a shower room and a family room with south facing double doors that open onto the front garden.

Upstairs there are five bedrooms, one of which is accessed via its own private staircase above the family room, which provides the option of using this part of the property as a self-contained annexe. The generous principal bedroom has its own freestanding roll-top bathtub, while the first floor also has a family bathroom with a separate shower unit.

## Outside

The cottage features a beautiful level garden of approximately an acre, which backs onto the rolling surrounding countryside. At the front there is a gravel driveway, which provides parking space for several vehicles and access to the detached timber framed double carport and the boiler room and tool shed. Behind the carport there is a vegetable garden with raised beds and gravel pathways, while the rear garden includes extensive lawns, colourful border flowerbeds, various mature trees, established shrubs and paved terracing, as well as a Hartley Botanic greenhouse.

## Location

The property is set in the heart of the village of Tedburn St. Mary, moments from stunning rolling Devon countryside with the A30 also easily accessible. The village provides several everyday amenities, including a local shop, a pub, a village hall, veterinary surgery, garages and a primary school while there is also an excellent GP surgery nearby. The nearby villages of Dunsford and Cheriton Bishop also offer primary schools. Exeter city centre is just eight miles away, with its first-class shopping and entertainment choices, as well as a selection of large supermarkets and excellent choice of schooling. Schools in Exeter include the independent Exeter Cathedral School and St. Wilfrid's School, as well as the outstanding-rated Exeter School and Exeter College.





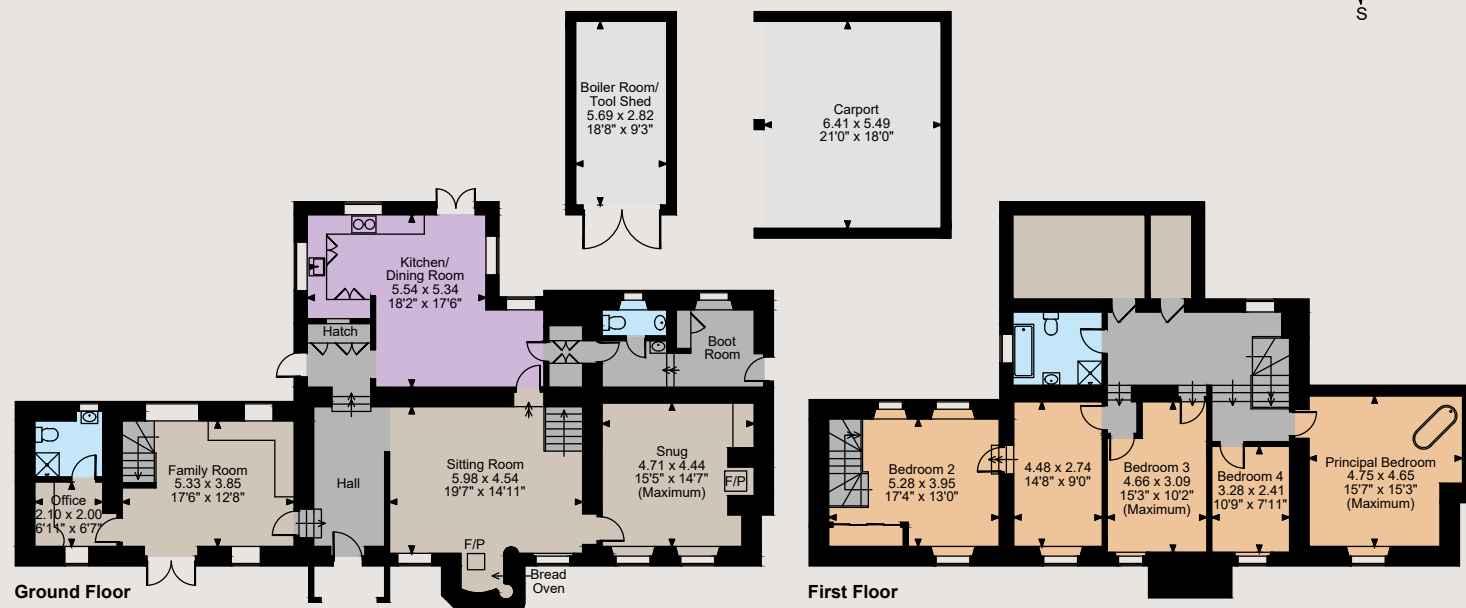


## Floorplans

House internal area 2,661 sq ft (247 sq m)

Boiler room/tool shed and Carport internal area 552 sq ft (51 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

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Transport connections nearby include the A30, which offers easy access to Exeter, while Exeter's four mainline stations provide regular services towards London and the surrounding towns and cities. There is also good bus services to Exeter, Okehampton, Chagford and Bude.

## Directions

From Exeter, take the A30 west away from the city and turn right, following the sign for Tedburn St. Mary and Pathfinder Village. At the roundabout, take the first exit, then after 1.4 miles, in Tedburn St. Mary, take the second exit at the roundabout onto Huishlane End. Take the second turning on the right onto Church Hill, and the property will be on the right.

## General

**Local Authority:** Teignbridge District Council

**Services:** Mains electricity, water and drainage.

Biomass central heating system.

**Council Tax:** Band G

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

**Tenure:** Freehold

**Guide Price:** £950,000

## Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

**01392 215631**

exeter@struttandparker.com

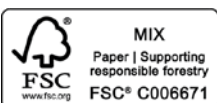
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