



West of 

Teign House Cottage  
Christow £550,000



# Teign House Cottage

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Situated in a peaceful semi-rural setting on the edge of the highly sought-after Teign Valley village of Christow, this well-presented three double bedroom, two bathroom detached property offers a rare combination of space, privacy, and convenience. Set within a generous plot with a large garden, the home enjoys wonderful countryside views and a tranquil village atmosphere. With ample off-road parking and excellent access to the A38, making commuting to Exeter, the coast, or Dartmoor incredibly convenient. A unique opportunity to enjoy rural charm without isolation, in a beautiful and thriving community setting.

Detached home with three double bedrooms | Two bathrooms | Generous plot with large garden | Stunning countryside views | Ample off-road parking | Semi-rural setting | Edge-of-village location | Potential for further development (STP) | Excellent access to the A38 | Proximity to Dartmoor and the South Devon coast

## PROPERTY DESCRIPTION

Occupying a generous plot in a desirable semi-rural setting on the edge of the popular Teign Valley village of Christow, this detached property offers three double bedrooms and two bathrooms-an excellent opportunity for buyers seeking space, privacy, and future potential.

The accommodation includes a bright, double-aspect sitting room with French doors opening onto the garden, offering stunning views across the surrounding countryside. A spacious cottage-style kitchen/dining room features a fitted Shaker-style kitchen, complemented by a separate utility room. The large ground floor master bedroom benefits from a modern en-suite shower room, alongside a well-appointed family bathroom. Upstairs, there are two further double bedrooms, both enjoying delightful views over the garden and rural landscape.





## GARDEN AND GROUNDS

A standout feature of this property is the generous garden and grounds. Double gates open onto a spacious gravelled parking and turning area, providing ample space for multiple vehicles. This leads to a large, lawned garden with flowerbeds, fruit trees, raised vegetable plot, two timber sheds and a greenhouse. A substantial paved patio adjoins the rear of the property, with pathways running along both sides to the front entrance.

The outdoor space offers a high degree of privacy and is ideal for entertaining or relaxing in a peaceful setting. The property also owns a slip of land situated across the road which would make a perfect allotment space.

## LOCATION

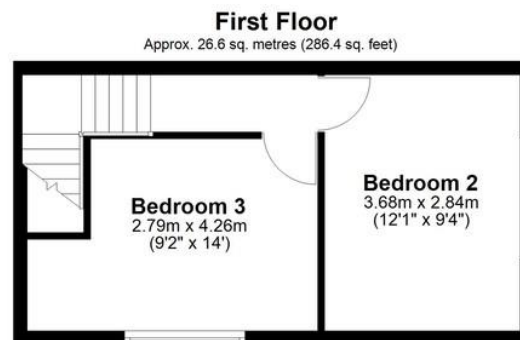
The property enjoys a prime position on the edge of the vibrant village of Christow, home to a charming church, local shops, a Post Office, and well-regarded village inns. Nestled within the stunning landscape of Dartmoor National Park, the area offers exceptional opportunities for outdoor activities.

The cathedral city of Exeter lies approximately 9 miles to the northeast, offering a wide range of retail, educational, and leisure amenities, along with mainline rail links, access to the M5, and Exeter Airport.

## DIRECTIONS

Taking the B3212 Longdown Road, continue through Longdown and go down the hill into the Teign Valley. Turn left at Farrants Cross onto the B3193 which is signposted to Chudleigh and Christow. Go over the River Teign and then at the T Junction turn left onto the Teign Valley Road. The property is located next to the Teign House Inn.





Total area: approx. 116.2 sq. metres (1250.3 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
www.epc4u.com		



**EXETER OFFICE**  
18 Southernhay West Exeter EX1 1PJ  
Tel: 01392 833999  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**EAST DEVON OFFICE**  
61 Fore Street Topsham Exeter EX3 0HL  
Tel: 01392 345070  
enquiries@eastofexe.co.uk  
www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
Main Road Exminster EX6 8DB  
Tel: 01392 833999  
enquiries@westofexe.co.uk  
www.westofexe.co.uk

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