

BUTTS PARK,
BUTTS LANE, CHRISTOW

TWO BUTTS PARK
BUTTS LANE
CHRISTOW
DEVON
EX6 7NN

Lounge | Office Space | Kitchen
Two Bedrooms | Bathroom | Cloakroom
Gardens | Studio/Workshop | Plenty of Parking

THE TEIGN VALLEY OFFICE

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SAWDYE

CELEBRATING



HARRIS

175 YEARS



Welcome

This cottage can only be described as a charming, mid-terrace character home, located in the desirable and sought after village of Christow. This cottage has oodles of potential and whilst all ready to move in to, also offers a cottage garden, off road parking and workshop/studio.



The LOUNGE has a beautiful wood burner with oak lintel and with a window to the front elevation. Cosy and warm in the winter, yet cool in the summer this is a lovely space to enjoy before you head through to explore the rest of the cottage. Stairs at the far end rise to the first floor and a door leads to an inner hallway.





Miele

BOSCH

The KITCHEN sits to the rear of the property and has two windows offering some fabulous views across your garden, the village and countryside beyond. Fitted with a country style kitchen there is space for a dishwasher, built-in Miele electric oven, electric hob, sink and drainer.

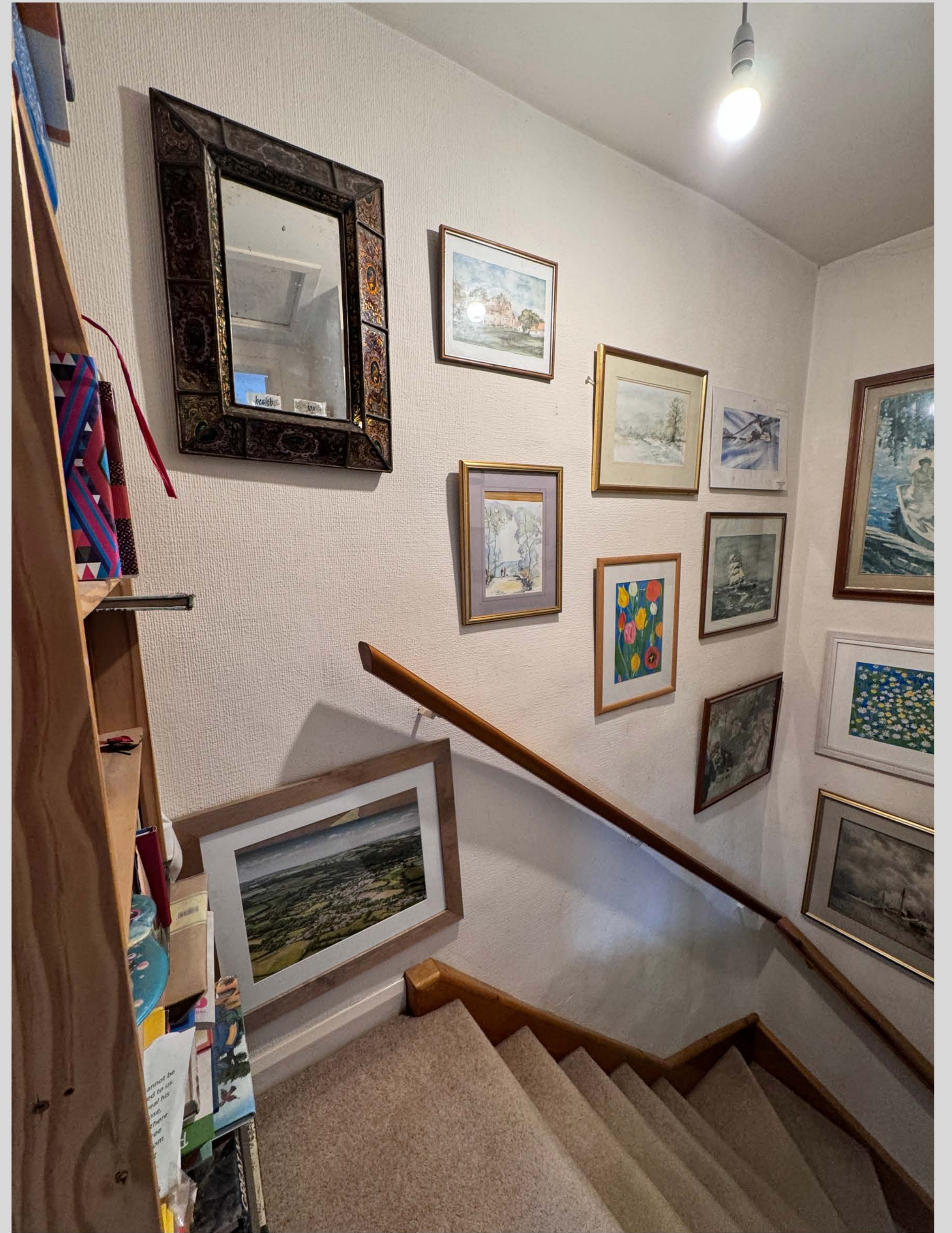




The BATHROOM is also situated off the hallway and comprises a suite with toilet, sink set in to the vanity and panelled bath with shower over.



To the FIRST FLOOR, there are TWO BEDROOMS. Bedroom One sits to the front, with a lovely view to the surrounding gardens and countryside. Bedroom Two, sits to the rear, affording another fine far reaching view.





Accessed from outside is the really useful OFFICE/ SNUG used by the current owner, who works from home, There is a double glazed window overlooking the garden as well as space and plumbing for a washing machine and door leading to a WC/CLOAKROOM.



There is a side passageway, over which the neighbour enjoys a right of access, which in turn leads down to the garden. There is space to sit out and enjoy your surroundings as well as an area for planting vegetables.

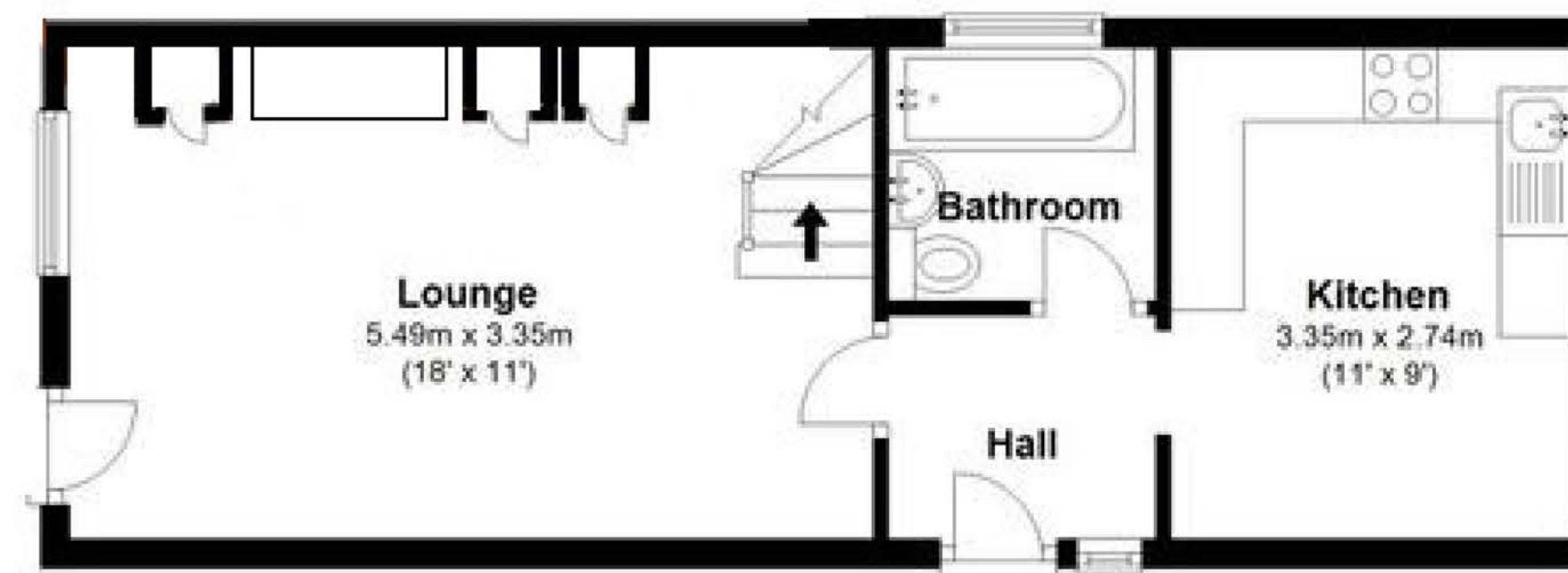
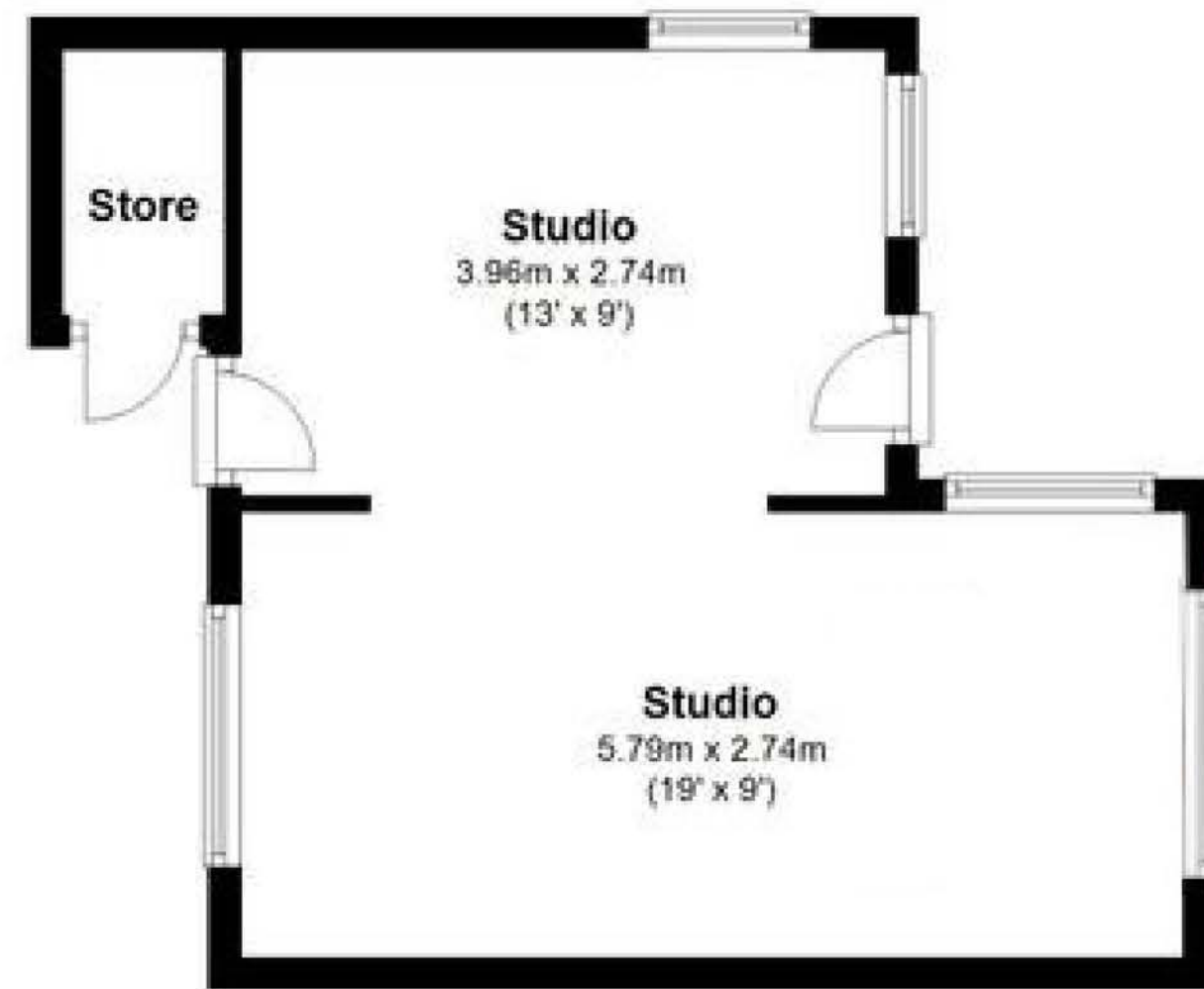


Across the road from the cottage is a tarmac driveway offering plenty of parking. This leads to the STUDIO/WORKSHOP which has much potential, subject to planning. Currently used as a workshop there is light and power. A door leads to the rear with steps up to a private patio with greenhouse to one side. To the front is also a timber store for logs.



Ground Floor

Approx. 63.3 sq. metres (681.1 sq. feet)



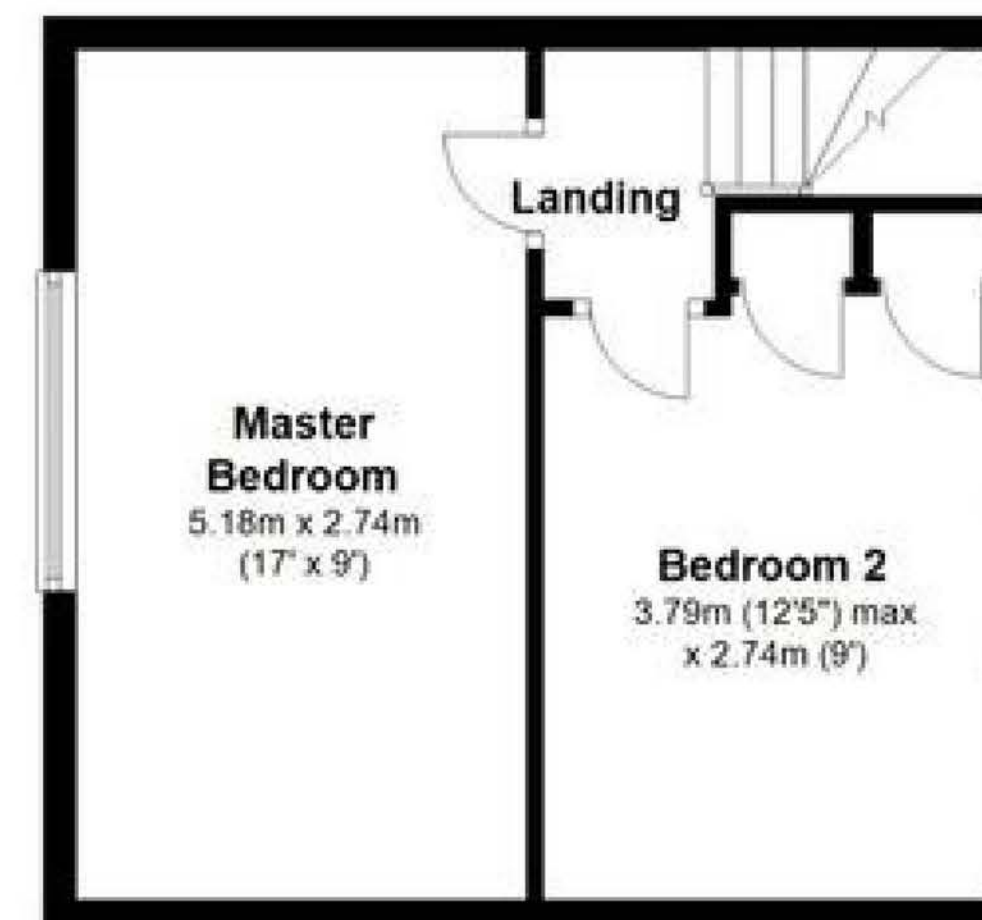
Lower Ground Floor

Approx. 5.2 sq. metres (56.1 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 97.4 sq. metres (1048.7 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from Evolve Partnership Limited. All rights reserved. Plan produced using PlanUp.

Plan produced using PlanUp.

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OUT AND ABOUT IN
TOWN

About... Christow

The sought-after village of Christow, sits within the eastern boundary of the Dartmoor National Park in an area known as the Teign Valley. The surrounding countryside is recognised for its beauty and provides wonderful opportunities for the country enthusiast including splendid walks and riding.

Christow village has a great range of amenities and facilities including the Artichoke Inn, St James' Church, GP's Practice, Primary School, and Community hall with sports field, tennis club and skate park. The cathedral and university city of Exeter lies just 9 miles to the east and boasts a wide range of amenities as would be expected from a centre of its size.



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Key Facts for Buyers

TENURE - Freehold

SERVICES

The property has bottled gas for the heating. There is mains electric and water connected.

COUNCIL TAX BAND - C

EPC - F

BROADBAND

Superfast Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below - [Key Facts for Buyers - click here](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Teign Valley Office - 01626 852666.

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

DETAILS PRODUCED MARCH 2024



SCAN ME to book a viewing
or call the Sawdye & Harris team on 01626 852666

