

# Court Villa, Christow, Devon

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# A refurbished and **characterful** **18th century cottage** in an elevated, village setting in the Teign Valley.

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## Distances

Teign House Inn 0.5 mile (rated 4.5/5 on TripAdvisor),  
Moretonhampstead 7 miles, Exeter St. David's station 9 miles  
(Paddington 2 hours 10 minutes and Waterloo 2 hours 46 to minutes),  
Exeter city centre 9.5 miles, Exeter Airport 15.5 miles (London City Airport  
1 hour), Dawlish Beach 16 miles  
(All distances and times are approximate)

## Summary of accommodation

**Ground Floor:** Living room | Dining room | Kitchen | Study area | WC | Utility

**First Floor:** Principal bedroom with dressing room and en suite

Two further bedrooms | Family bathroom

**Outside:** Large studio/workshop | Garden | Solid wood cabin | Gravel parking

## Location

Court Villa is situated in the Teign Valley village of Christow, which has a church, primary school, pub and community hall, with regular bus services to local schools and Exeter and also hosts a traditional village show every year (see [www.christowshow.org](http://www.christowshow.org)). There are more extensive facilities to be found in the moorland town of Moretonhampstead and in Exeter city centre. Trains run regularly from Exeter St Davids station to Paddington and Waterloo and Exeter Airport has a regular 1-hour service to London City Airport. The wider local area also has a wide choice of schools from the state and independent sectors.



## The property

Court Villa is an attached period house with rendered and painted walls under a slate roof and is unlisted, which has enabled period-style and tall double glazed windows.

The windows take full advantage of the house's position by not only taking in the surrounding views but also allow natural light to fill the interior. The house is full of character and has been refurbished to a high standard, combining period charm with an interior that lends itself to modern family life.





The ground floor has been opened up to create a single reception space, where the sitting and dining rooms are inter-connected by a wide opening. Both rooms are generously sized and the sitting room has a fireplace fitted with a wood-burning stove to make it warm and cosy on cold winter evenings. The interior is characterised by pale décor combined with partial slate flooring, pale oak beams and exposed wall and ceiling timbers. This is complimented by the kitchen, which is adjacent to the dining room and is fully fitted with contemporary oak-fronted units under granite work surfaces, a comprehensive range of built-in electrical appliances including a floor to ceiling fridge. The cloak and utility room has fitted units providing ample storage capacity for space for a freezer, washing machine and tumble dryer. Also on the ground floor is a great size boot room and a large study area.

Upstairs are three southwest-facing bedrooms, all with lovely outlooks. The main bedroom has a walk-through dressing room to a great-sized en suite shower room, whilst the remaining bedrooms share use of the family bathroom.





## Gardens

Court Villa is set above and back from the passing lane with two points of entry: a flight of stone steps from the pavement with a paved path with lawn on either side leading to the front porch and on one side a parking area for two cars that fronts directly onto the lane. There is also a large studio/workshop that incorporates a large, separate storage space and is equipped with heat and light. The workshop opens up endless potential to prospective buyers.

The garden extends out on one side and behind the house and is designed to be easily maintained. Fringing one side of the house are a well beside a paved terrace that provides a wonderful spot for outside dining as it is partially shaded during the heat of the day and yet is lit by the last of the light into early evening. A flight of steps rises to a level lawn fringed by several trees, individual tall shrubs and shrub borders. To the sides are a further seating area and a contemporary solid wood cabin.

## Services

Mains water, electricity and drainage. Oil-fired central heating.

## Directions (Postcode EX6 7PJ)

**what3words///evolves.relocated.blaze**

From Exeter head west on Dunsford Road/B3212 towards Moretonhampstead passing through the village of Longdown. After five miles at Farrants Cross, turn left onto the B3193 signed to Christow. Drive for half a mile to the T-junction. Turn left onto the Teign Valley Road, signed to Christow. Continue for a short while and immediately after the Teign House Inn at the crossroads turn right onto Foxhole Hill towards Christow. Continue up the hill into the village and the property will be found on the right after three quarters of a mile.

## Property information

**Tenure:** Freehold

**Council Tax:** Band E

**Local Authority:** Teignbridge Council

**EPC Rating:** E

([www.teignbridge.gov.uk](http://www.teignbridge.gov.uk))

**Guide Price:** £550,000



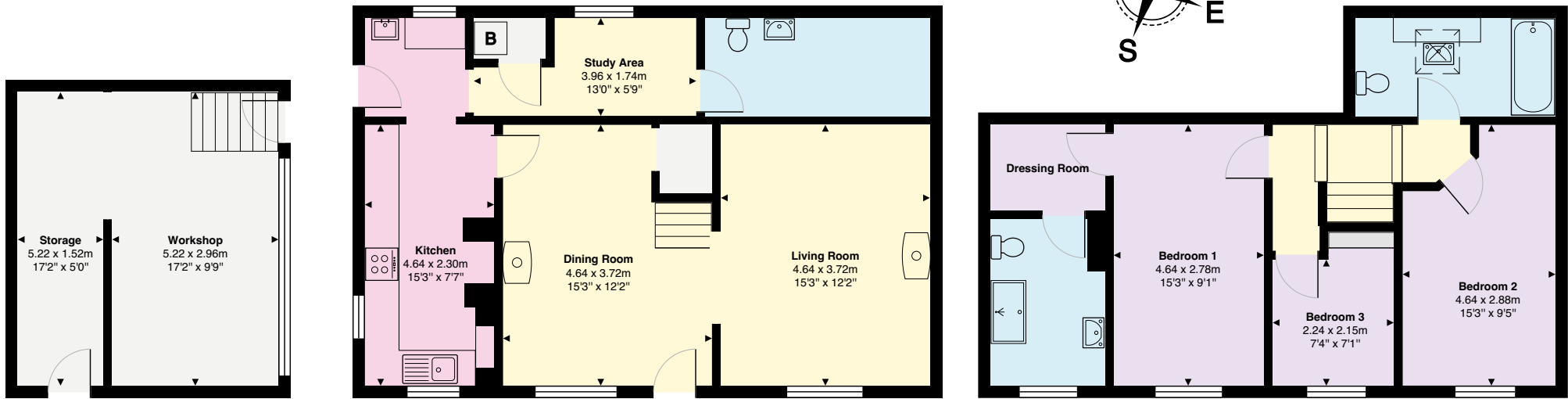
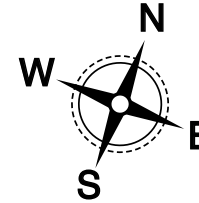
**Agent's Note:** Planning consent granted (Planning Ref. No:0269/07 dated 10 May 2010) to rebuild the workshop with a pitched roof incorporating a room above.

## Approximate Gross Internal Floor Area

143.5 sq m / 1544 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**  
Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>

**First Floor**  
Area: 53.4 m<sup>2</sup> ... 575 ft<sup>2</sup>

**Knight Frank Exeter**  
19 Southernhay East

Exeter  
EX1 1QD

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Florence Biss**

01392 423111

[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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