

# Crows Nest, Longdown, Devon

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A stylishly appointed detached house with **stunning elevated views**, in the peaceful village of Longdown.



6



4



3



Double

EPC

C

**Guide Price**

£950,000

**Tenure**

Freehold

**Local Authority**

Teignbridge District Council

**Council Tax**

Band G



## The property

Crows Nest is a splendid, detached family home with stylish accommodation, set in a peaceful location in the small village of Longdown and with stunning views across the surrounding woodland and countryside. There are up to six double bedrooms and comfortable living space arranged across three levels, with balconies making the most of the magnificent surroundings.

The main reception room is the sitting room, located on the first floor, with access to a south-facing balcony looking out across the surrounding landscape. There is a woodburning stove, a bar and a dual aspect, including sliding glass doors opening onto the balcony. Adjoining the sitting room is a dining area with space for a family dining table.

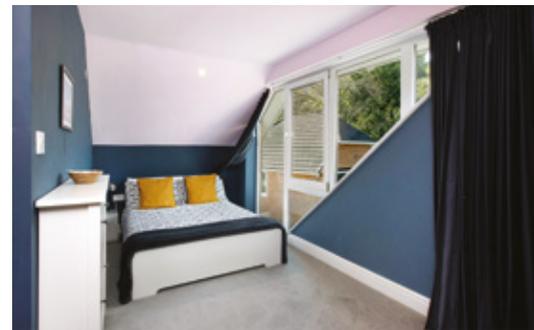
The kitchen and breakfast room is well-proportioned and fitted with contemporary wooden units to base and wall level, along with integrated appliances including a Bosch double oven, induction hob and extractor hood. The room also offers space for a breakfast table for informal dining.







Three of the bedrooms are located on the ground floor, including one with an en suite shower room and its own balcony. The first floor provides a study, which could be used as a guest bedroom, while the second floor has two further bedrooms including the generous principal bedroom with its en suite bathroom. All the bedrooms have built-in storage with one further bedroom featuring an en suite shower room. There is a family bathroom and a utility room on the ground floor, while the first floor has a further shower room.



## Gardens and grounds

At the entrance to the property, a five-bar wooden gate provides access to the driveway, which leads to the detached garage and a spacious parking area at the front of the house. The terraced gardens include a timber-framed summer house, a patio area and split-level lawns, with border hedgerows and a variety of shrubs and mature trees.

## Location

The village of Longdown lies in a beautiful rural setting, just three miles from the centre of Exeter, providing the best of country living with convenient access to all the city's amenities and transport links.

There is a local pub in the village as well as a village hall, while everyday amenities can be found in the south-west of Exeter, with local shops on Dunsford Road and further shops and facilities in the St Thomas area. The centre of the historic cathedral city is just three miles from the property and provides further shopping on the Historic Quayside with the nearby cities of Plymouth and Bristol offering more extensive choices.

The area has plenty of leisure activities to choose from, with first-class facilities found in Exeter, horse riding, sailing, hiking the Jurassic Coast, fishing as well as stunning walking and cycling on the nearby Dartmoor National Park and access to several sandy beaches within easy reach of the property.

Exeter offers excellent transport links and the city's four mainline train stations are all within five miles from the property. Trains run regularly to the smaller nearby cities as well as Bristol, Plymouth and London Paddington. The A30 and M5 lead to the national motorway network providing convenient road links with Exeter International Airport, offering both local and international flights.

The region is well served by good private and state schools such as Ide Primary School, Exwick Heights Primary School and for secondary, Exeter College, all of which are rated outstanding by Ofsted. There are also several renowned independents, including St Wilfrid's School and Exeter Cathedral School.





## Services

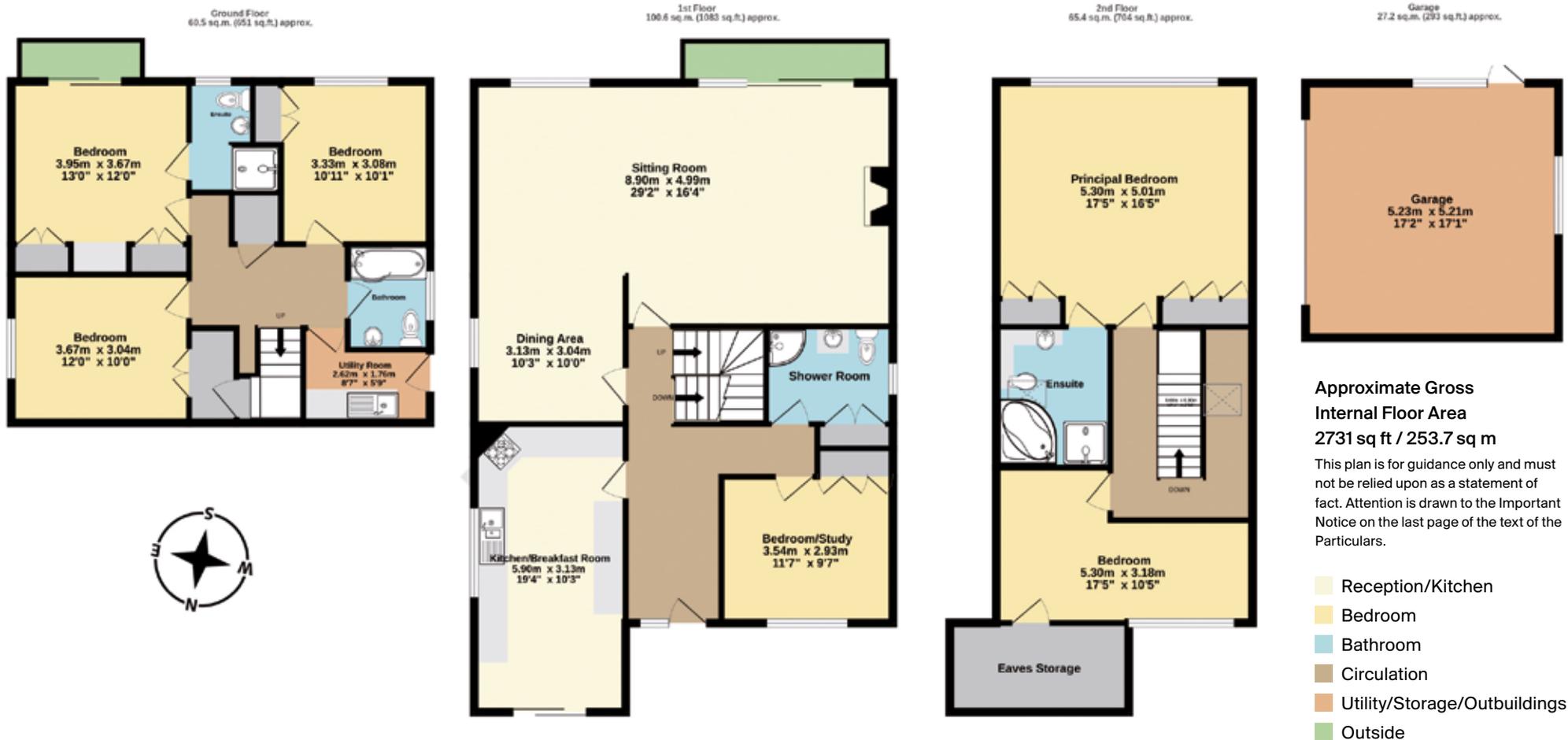
Oil-fired central heating. Private drainage (septic tank).  
Mains electricity and water.

## Directions (EX6 7SP)

what3words: droplet.allies.enjoy

From Exeter follow the B3121 into the village of Longdown. Take the right-hand turning onto Chapel Hill signposted to the village hall and Tedburn St Mary. Continue up the hill and after a short distance, just past the entrance to "Warrendown", the shared driveway leading to Crows Nest will be found on the left-hand side, signposted on the brick wall.





**Approximate Gross Internal Floor Area**  
2731 sq ft / 253.7 sq m

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.

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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 May 2023. Photographs and videos dated April 2023.

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