



KINGSFORD HOUSE

Longdown, Near Exeter, Devon



AN IMPRESSIVE AND SPACIOUS COUNTRY HOME WITH EXTENSIVE GARDENS AND GROUNDS NEAR EXETER

Set in a delightful rural setting overlooking a wooded valley.

Summary of accommodation

Ground Floor: Reception hall | Cloakroom | Sitting room | Kitchen/dining room | Two conservatories | Utility room

First Floor: Principal bedroom/bathroom suite with balcony | Guest bedroom/bathroom suite | Two further bedrooms and bathroom

Outside: Double garage | Parking | Gardens | Summer house | Woodland | Riverside paddock and stables

About 2.24 acres (0.91 hectares)

Distances: Dunsford 2.5 miles, Exeter city centre 7 miles, Moretonhampstead 7.5 miles, M5 11 miles
(All distances are approximate)

SITUATION

Kingsford House is situated amidst the lovely rolling Devon farmland to the west of the university and cathedral city of Exeter and close to the beautiful River Teign Valley and the north eastern edge of Dartmoor National Park.

About 3 miles to the east is the popular village of Longdown with The Lamb Inn and active village hall and, about 2.5 miles to the west, is the much-sought-after village of Dunsford, within the Teign Valley and National Park and having village shop and post office, pub, primary school and church.

The gorgeous nearby Teign Valley has many beauty spots such as Fingle Bridge and places of interest such as the National Trust-owned Castle Drogo, and pretty villages such as Drewsteignton, Doddiscombsleigh, Christow, Higher Ashton etc.

Dartmoor is renowned for its spectacular scenery and there are many opportunities for walking, cycling, fishing, riding etc. on the doorstep.

Within half an hour's drive is Exeter city centre providing a comprehensive range of shopping, cultural and leisure facilities with Princesshay shopping centre, John Lewis department store, museum, restaurants, cinemas, theatres, hospital etc., as well as the magnificent cathedral and Cathedral Green surrounded by historic buildings and also historic Exeter Quay. There are state secondary schools, Exeter College and private schools with Exeter School and Maynard School for girls. Exeter also has one of the UK's top universities.

Also in Exeter are stations with mainline connections to London (Paddington and Waterloo), access on to the M5 motorway and an airport providing services to both domestic and international destinations.



THE PROPERTY

Kingsford House is an impressive and spacious country home built in the Georgian style, with symmetrical façade and elevations with parapet around a hipped roof, and occupies a lovely south-facing rural location overlooking a partly wooded valley and with a delightful outlook across the valley to the farmland beyond.

The shared entrance driveway leads to the parking area for several cars and the double garage to the rear of the house, and entrance gates open through a wall to a path to the entrance door and reception hall. Glazed double doors lead into the large sitting room with wide bow window and wood burner, and glazed double doors from there into the open-plan kitchen/dining room with fitted kitchen and separate dining area. Doors from here lead into two separate conservatories, one on the south side and the other on the east, with French doors out to the terrace and gardens.



On the first floor is the principal suite with glazed door out to a large balcony overlooking the gardens and woodland. There is a guest bedroom/bathroom suite and two further bedrooms and bathroom on this floor.

French doors from the two conservatories open to the paved terrace areas and there are lawned gardens around the house with ornamental shrubs and trees, a wooden summer house with shower room, a greenhouse and a potting shed.



Approximate Gross Internal Area
268.3 sq.m. (2888 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Below the gardens is a delightful area of natural sloping woodland, being a haven for wild flora and fauna, and a path leads down to the long, level riverside pasture paddock, fronting the small river as it meanders along the property's south eastern boundary. There is a timber stable building in the paddock and access to the road.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains electricity and water. Private drainage. Heating: LPG Gas/ Oil central heating, Wood burner/Open fire

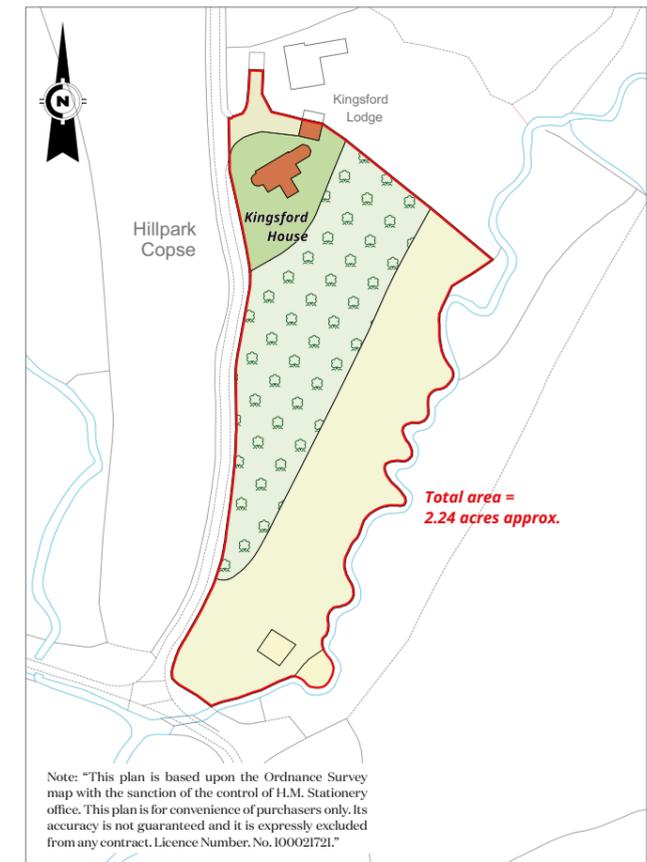
Local Authority: Teignbridge District Council: 01626 361101

Council Tax: Band G

EPC: C (74)

Directions: EX6 7SE

What3words: ///loafing.scorched.locked



I would be delighted
to tell you more.

Louise Glanville
01392 423111
louise.glanville@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.