



Rockside
Christow, Devon
EX6



An unlisted period family home set in 23 acres with views across the Teign Valley.



Situation & Amenities

Tucked away but not isolated, Rockside is situated within the Dartmoor National Park on the western side of the Teign Valley off a country lane looking across the valley towards Daddiscombsleigh. The centre of the village of Christow is just 0.7 mile away and has excellent amenities with a church, primary school, store & post office, pub and community hall. There is a regular bus service to Exeter and a school bus runs from the village to the local secondary school. The village also hosts a traditional rural village show every year (see www.christowshow.org). There are more extensive facilities to be found in the moorland town of Moretonhampstead (6.2 miles), or in Exeter city centre (9.6 miles). There are good transport links with regular rail services from Exeter St Davids to both Paddington and Waterloo, whilst Exeter Airport (15.5 miles) offers national and international connections including a regular service to London City Airport. There is a wide choice of schools locally including the primary school in the village (Ofsted rated 2 (Good)) and a number of private schools in Exeter, including Exeter School and The Maynard School.

Christow 0.7 mile, Moretonhampstead 6.2 miles, Exeter city centre 9.8 miles, Exeter St. David's station 10.3 miles (Paddington 2 hours 10 minutes & Waterloo 2 hours 46 to minutes), Exeter Airport 15.5 miles (London City Airport 1 hour), Dawlish beach 16.4 miles (Distances and times approximate)



Rockside

Built in 1910 as the cottage for the manager of the local, now disused, Scatter Rock Quarry, Rockside is a family house with accommodation on two floors, painted render exterior and a slate roof. It has a lovely position set back above a quiet country lane and is surrounded by its own pasture and woodland amounting to about 23 acres. The property has been the much-loved family home of the current owners for ten years and during that time has been extended and completely renovated. It is now immaculately presented, having a contemporary feel to the interior with clean lines and white painted walls, combined with good sized double-glazed windows, to give an overall feeling of light and space. Far reaching views of the Teign Valley and of the surrounding countryside can be seen from nearly every room in the house and especially from the master bedroom, which has windows on three sides and a private, generously sized balcony at the back of the house. There are two reception rooms and a reception hall, which all look out across the valley. Wood burning stoves are fitted to the fireplaces in both the hall and living room. The rear of the house is dominated by the large, L-shaped, triple aspect kitchen dining room, with two sets of French doors opening out to the paved barbecue area and a gravelled terrace. The kitchen has a slate floor and is fitted with a range of units with granite work surfaces, Rangemaster gas and electric range cooker and built-in microwave oven and dishwasher. Off the kitchen are the laundry and shower rooms.



On the first floor a galleried landing leads to the master bedroom with en suite wet room, two further double bedrooms, a home office/dressing room, a single bedroom and the family bathroom.

Outbuildings, Garden & Land

The house is approached up a short, sloping drive to a parking space for two cars. Immediately above is a raised, paved terrace with seating and a separate dining area with a built-in barbeque. In front of the house a second paved terrace looks over a more formal garden with views of the valley beyond. The main area of garden is behind the house and comprises a gravelled terrace with raised herb bed and steps rising to a lawn which gradually slopes uphill. Above is an outbuilding, encompassing a potting shed and separate machinery store, and a flat area of kitchen garden with raised beds.

To one side of the lawn and easily accessible from the house is an outbuilding containing a double garage and home office with kitchenette and shower room. The roof space above is extensive and could be converted subject to planning consent. There is copious adjacent parking.

The garden immediately around the house amounts to about two acres, which are surrounded by seventeen acres of permanent pasture. The remaining three acres are deciduous woodland, in which can be found a derelict gunpowder store. In addition to the main drive, there are three further points of access to the land from the road.

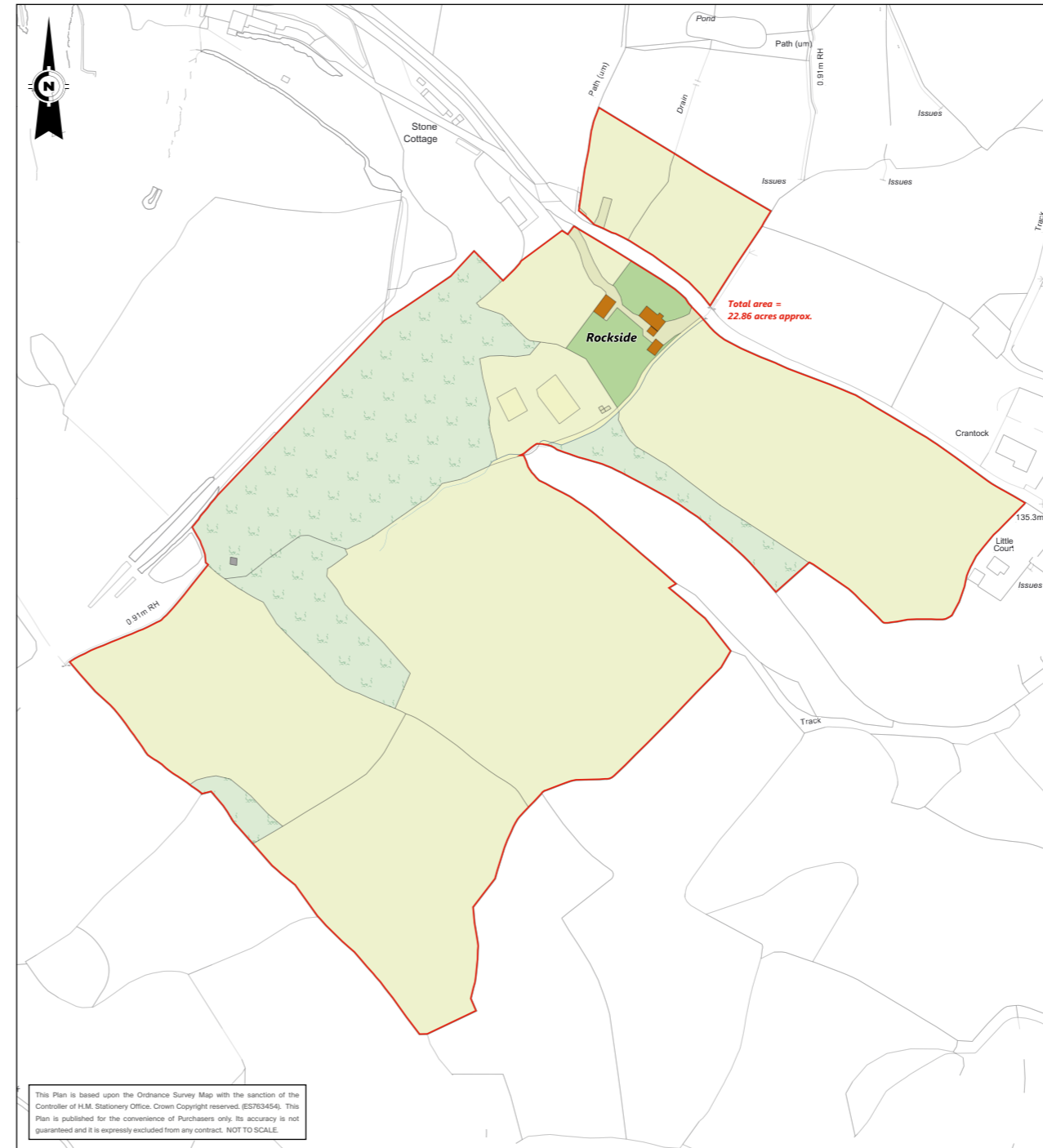
Services

Mains water & electricity. Private drainage. Private spring water for garden use. Oil-fired central heating with under-floor heating in the kitchen. Bottled gas & electric Rangemaster range cooker.

40Mbps wireless broadband with CAT-6 network cabling to both main house and office.

Tenure

Freehold

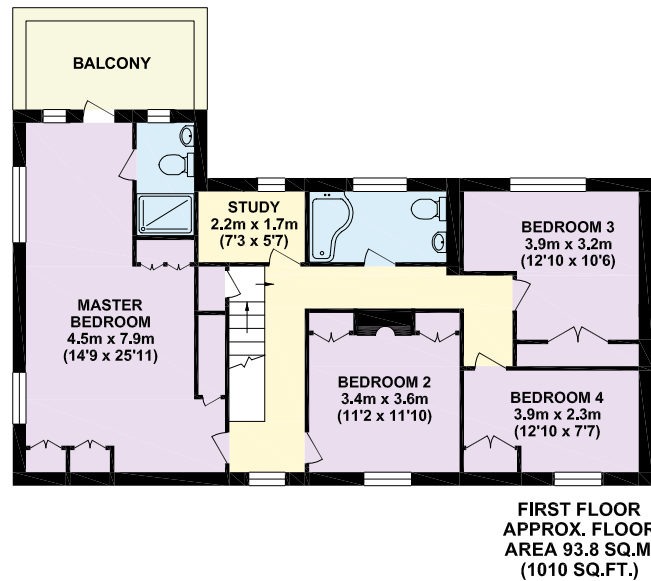
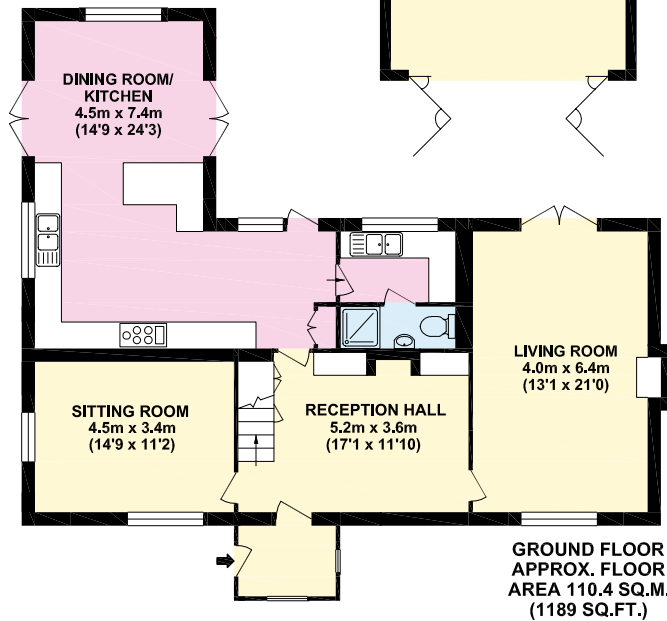
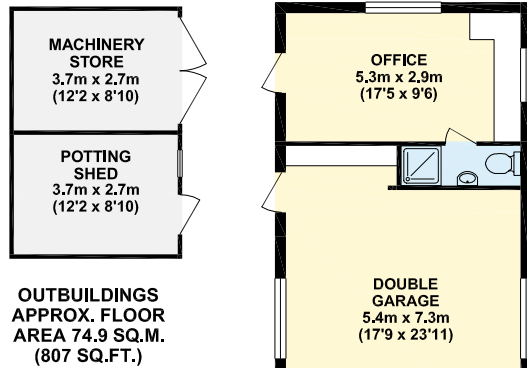


Local Authority & Council Tax Band

Teignbridge Council (www.teignbridge.gov.uk). Tax Band F

Directions (Postcode EX6 7PG)

From the A38, head north on the B3193, signed to Christow. After 4.9 miles turn left onto Village Road, signed Christow and The Artichoke Inn. After two thirds of a mile, pass The Artichoke Inn on the left and bear right, staying on Village Road. Continue for another 100 yards, passing Christow Stores on the right. Turn left onto Dry Lane and travel for another third of a mile, passing Christow Community Primary School. Turn left, signed to Moreton, by a post box set into the wall of a house. After 20 yards take the right fork signed Bridford. Continue for 0.4 miles and the property will be found on the left. Please park in the parking area up the front drive just before the house.



**Approximate Gross Internal Floor Area
204.2 sq.m/2,199 sq.ft. (Excluding Outbuildings)**

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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