



PALE RISE, CHRISTOW, EX6 7PF



Pale Rise, Christow

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A substantial four bedroom detached bungalow, the bungalow benefits from breath taking views and is situated in the desirable village of Christow in the picturesque Teign Valley, easy access to the A38 to Plymouth, Exeter and M5.

At a glance

- Large Detached Bungalow
- Four Bedrooms
- Kitchen with Dining Area
- Good Size Reception Area
- Lovely Gardens
- Sought After Village Location
- Garage & Large Carport
- Driveway
- Potential to Extend Subject to Planning
- Surrounded by Beautiful Scenery
- Located within the Beautiful Dartmoor National Park

Location

The attractive village of Christow is set high in the Teign Valley close to the Kennick and Tottiford reservoirs, and has breathtaking countryside all around. It is a former mining area - tin, silver, copper and manganese all mined locally. There is a church, The Artichoke Inn, post office, and local shop. Cantonteign falls are close by. Also nearby is the Teign Valley Golf Course. The village is in the Dartmoor National Park and offers excellent opportunities for outside pursuits.

The vibrant city of Exeter is approximately 9 miles, city that really packs a punch with its many restaurants, shops, pubs, bars and historical sights. The rest of the country is easily accessible from Exeter due to its many transport links including two train lines to London (London Paddington 120 minutes), Exeter airport and the M5









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The property:

A welcoming entrance hall with wood effect flooring throughout. Airing cupboard and access to the loft space.

The kitchen breakfast room has modern wall and base units with wood work tops. Oven recess with extractor hood above, stainless steel sink with mixer tap and space for a dishwasher. French doors giving access to a raised decked sun terrace that takes full advantage of the stunning views.

A door to the rear of the kitchen with access to the garden. Cloakroom with low level WC and utility room with sink with cupboards below and shelving. Space and plumbing for a washing machine with door to boiler room housing a Worcester boiler. The sitting room is a generous size open plan area, dual aspect with a feature open fireplace, large dining section again taking full advantage of the views.

The master bedroom is at the end of the property, a good size with a lovely addition of French doors giving access to the rear garden, there is potential for an extension - subject to planning. There are three further bedrooms, all doubles with pleasant outlooks to the front and the rear of the property. Off the hallway is a modern bathroom with panelled bath with electric shower over with glass screen, low level WC and wash hand basin and wall mounted light.

Outside:

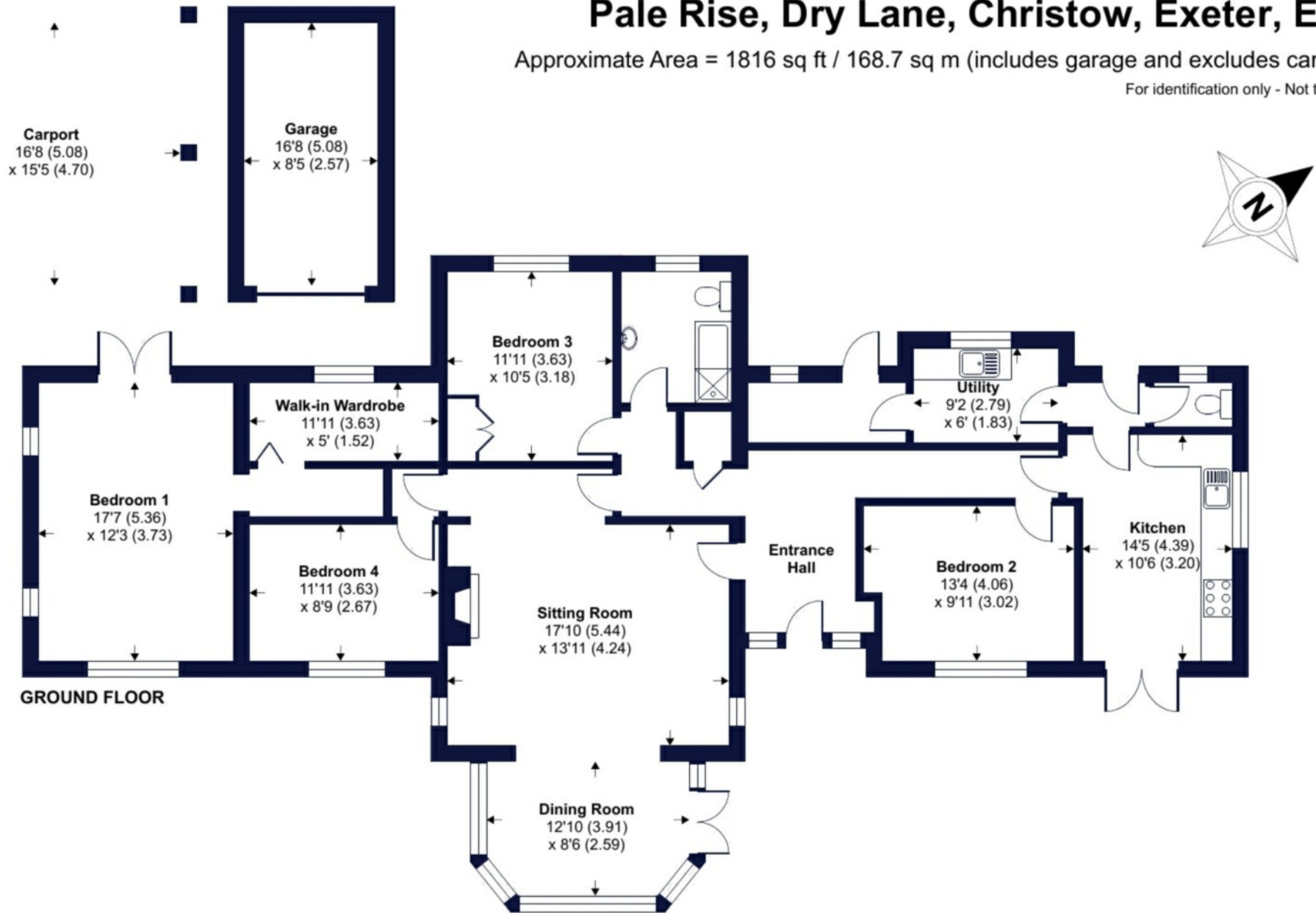
The property benefits from a gated driveway and has a large double carport, separate garage with up and over door with power and light. The front garden is mostly laid to lawn with shrub borders and beautiful climbing roses against the house

The garden can be accessed on both sides, there is a patio area at the rear of the property and a large lawned garden with plum and apple trees, mature shrubs, borders and pond. There is an upper level of to the garden perfect for sitting out and enjoying the views.

Pale Rise, Dry Lane, Christow, Exeter, EX6

Approximate Area = 1816 sq ft / 168.7 sq m (includes garage and excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2022. Produced for Winkworth. REF: 893897





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