



Bridford Wood House, Exeter, EX6 7ER

£895,000

An exceptionally rare, completely private woodland home, set within its own established grounds and approached along a secluded track, offering a level of peace and setting that is almost impossible to replicate.

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Set along a private track, with a seasonal approach framed by wild garlic, bluebells, daffodils and snowdrops, the property immediately establishes a sense of quiet separation from the outside world. By the time you arrive, it is clear this is not a conventional setting, but one that feels protected, natural and deeply private.

The house sits within its own gardens, surrounded by National Trust woodland, creating an environment that changes beautifully through the seasons while remaining consistently calm and sheltered.

Internally, the property is arranged across a single level with a layout that is both practical and well considered. The accommodation is naturally zoned, with living spaces and bedrooms clearly separated, allowing the house to function easily day to day.

The kitchen forms the heart of the home, generously proportioned and well suited to everyday living, featuring a beautiful Aga and an integrated dishwasher, with a natural connection through to the principal living room.

This main reception space extends along the rear of the house, featuring a log burner that adds warmth and character, and opens directly onto the terrace and gardens, allowing the outside space to be part of the house without relying on over-designed glazing. A secondary reception room provides valuable flexibility, currently used as a sitting room but equally suited as a study or snug.

The bedroom accommodation is arranged off a central hallway and comprises four bedrooms.

The principal bedroom benefits from direct access onto the garden, an ensuite bathroom, and a strong connection to the surrounding setting. The remaining bedrooms are all well proportioned, with one currently arranged as an additional reception room, offering flexibility depending on requirements, and are served by a large family bathroom. A separate utility room provides a practical secondary entrance, particularly well suited to the realities of a rural property.

Externally, the grounds are a fundamental part of the appeal. Extending to approximately 3 acres in total, they are established, varied and highly usable, with terraces, lawned areas and retained stone walls creating structure without feeling overly formal. In addition, there is a productive element including raised beds, a greenhouse, an orchard, and areas currently used for smallholding purposes, with chickens and goats. A paddock with a stable further enhances the lifestyle offering, making the property well suited to those with equestrian or smallholding interests.

Outbuildings include a very large detached garage with adjoining store, as well as a range of additional structures including a stable, large workshop and an outdoor office, providing excellent ancillary and flexible working space.

Beyond the immediate gardens, the adjoining fields enjoy beautiful, peaceful far-reaching views across the surrounding landscape. Despite its tranquil and private setting, the property is conveniently located just a 10–15 minute walk via footpaths to the village of Dunsford, which offers a shop, primary school and pub.



At a Glance:

Exceptional Rare Woodland Home

Four Bedrooms

One Ensuite and One Bathroom

Approximately Three Acres of Beautiful Established gardens

Outbuildings including large garage, store and timber structures

Private Track to the Home

EV Charging Point

Property Information:

COUNCIL TAX: Band E

SERVICES: Mains Electric

HEATING: Oil and Wood

WATER: Bore Hole Water pump

SEWERAGE: Septic Tank

BROADBAND: Fibre to the Cabinet Broadband. Check on Openreach 2026. Current Providers are Cloud Wireless.

MOBILE: Signal Dependant on Provider

LISTED: No

TENURE: Freehold



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