



Dunchideock, Exeter, EX6 7YD

Guide price: £750,000

Lyalls is a substantial and beautifully appointed four bedroom Grade II listed detached property nestled within the stunning countryside on the edge of Dartmoor national park. The property has a stunning garden with panoramic views and ample off-road parking.

Winkworth

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Description

Lyalls has been sympathetically renovated to provide a well presented home without losing any of its character.

Ground floor:

Sitting Room: A bright and spacious room full of character and charm. Exposed beams, flagstone flooring, wooden frames dual aspect windows, feature fireplace with woodburner and underfloor heating.

Kitchen: A mixture of wooden wall and base storage units, roll top work surfaces, Belfast sink and integral dishwasher. There is further space for a large range style oven and fridge/freezer. Flagstone flooring and underfloor heating.

Dining Room: This flexible space can be the heart of the home due to its size and proximity to the kitchen, there is plenty of space for a large dining table set and easy access to the private rear garden. Feature fireplace with wood burner, flagstone flooring, underfloor heating and dual aspect windows.

Snug: This space is perfect as a home office or a playroom. Window overlooking the garden, carpet flooring and radiator.

Bathroom: The modern bathroom suite comprises of a large walk in shower, heated towel rail, low level W/C and wash basin. There is also plumbing for a washing machine and further space for a tumble dryer.

First floor:

The first floor comprises of four large and bright double bedrooms all with amazing views over the surrounding countryside. Each room has carpet flooring and a radiator.

Family bathroom: A beautifully appointed bathroom with standalone bath, large walk in shower, heated towel rail, low level W/C and wash basin.

Outside:

The property sits on a plot of just under an acre. The private garden provides an idyllic spot with some of the most beautiful views in Devon on show. The garden is mostly laid to lawn and is well stocked with a mixture of mature trees, plants and shrubs. In the garden there is a brick built shed and greenhouse along with a raised patio.

The courtyard is located on the other side of the property, and it is accessed via your private driveway. Here there is ample parking.

Location:

Dunchideock, is a quaint village with a strong community feel and its own unique charm, is conveniently located near the enchanting Haldon Forest. This picturesque village is surrounded by natural beauty and offers easy access to numerous woodland walks and features an active and social village hall which hosts many events. Additionally, the nearby villages of Kennford and Ide provide a comprehensive range of local amenities. These neighbouring communities feature well-appointed post office and village shops with off-licence services, primary schools, welcoming village inns, and delightful restaurants.



At a glance....

- Four double bedrooms
- Exposed wooden beams
- Beautiful garden and setting
- Private driveway with ample parking
- On the edge of Dartmoor national park and close to Haldon forest.
- Underfloor heating
- Well appointed throughout

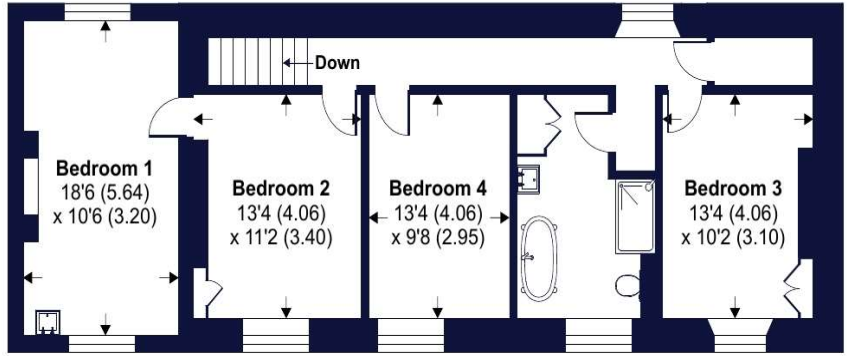
PROPERTY INFORMATION:

- Tenure: Freehold
- Council tax band: G
- Services: Mains water and electric. Septic tank (compliant with current regulations) and oil fired central heating.
- Internet: Superfast broadband available (checked on openreach) ADSL copper.
- Mobile: We understand that there is mobile coverage, but it could be limited (checked on Ofcom)
- Right of way: Lyalls owns the courtyard to the rear of the property. Lyalls cottage and Little Lyalls have pedestrian access only over the courtyard to access their properties.
- Construction: The walls are stone and the roof is thatched.
- Agents note: The property is Grade II listed. The windows overlooking the garden have been double glazed without listing consent.
- Restrictive covenant: Please be aware there is a restrictive covenant on the property, please contact us for more details.

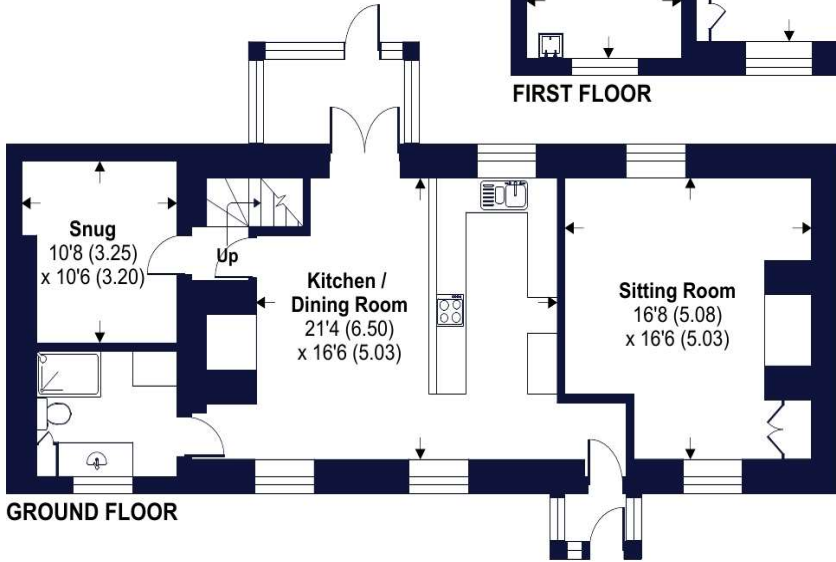
Lyalls Dunchideock, Exeter, EX6

Approximate Area = 1888 sq ft / 175.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Winkworth. REF: 1112177

Winkworth

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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