



## Dunchideock, Exeter, EX6 7YD

Guide Price £550,000

A beautifully converted 18th-century barn, nestled in a tranquil small hamlet. This charming property offers three bedrooms, a welcoming sitting room, a farmhouse-style kitchen, a sunlit conservatory, a modern bathroom, and a separate study. Complete with a garage and ample parking, the property boasts delightful gardens and picturesque views of the surrounding countryside.

**Winkworth**

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## Ground floor:

The property is accessed via a flat stone slab path.

The welcoming sitting room features wooden flooring that adds warmth to the space. Exposed beams give the room character and depth, while a wood-burner offers a cozy focal point, making it the perfect spot to unwind and relax. With its blend of rustic elements and modern comfort, this sitting room is sure to be the heart of the home.

The lovely farmhouse-style kitchen comprises of a mixture of white wall and base storage units with wooden work surfaces and a iconic Belfast sink and oil fired Rayburn. There is further space for standalone appliances such as washing machine, oven, dishwasher and fridge freezer.

This inviting study space exudes a sense of rustic elegance with its wooden flooring and exposed beams. The wooden floor adds character and coziness to the room, while the exposed beams overhead provide a visual focal point and a touch of architectural charm. The combination of these elements creates a harmonious and welcoming environment, making this study an ideal retreat for work or relaxation.

The expansive conservatory is in impeccable condition, offering a bright and inviting space that seamlessly blends with its natural surroundings.

The downstairs bathroom comprises of a stand in shower cubicle. W/C and wash basin.

## First floor:

Bedroom one is a large double bedroom dual aspect sash windows overlooking the rear garden.

Bedroom two is a further double bedroom overlooking the rear aspect. The third bedroom overlooks the front aspect.

The modern bathroom comprises of a shower cubicle, bath, W/C and wash basin.

## Outside:

The substantial rear garden is predominantly composed of a large manicured lawn that offers ample space for various outdoor activities and relaxation. It is well stocked with a diverse array of mature trees and well-tended plants. What sets this garden apart, however, are the stunning views it provides, stretching out across the surrounding countryside.

The property benefits from a garage and off-road parking space.

Location:

Dunchideock, is a quaint village with 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. Additionally, the nearby villages of Kenn 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





## At a glance...

- Three bedrooms
- 18th Century Barn conversion
- Well presented throughout
- Farmhouse kitchen
- Large sitting room
- Separate study
- Large garden
- Stunning views
- Garage
- In the sought after hamlet of Dunchideock

## PROPERTY INFORMATION:

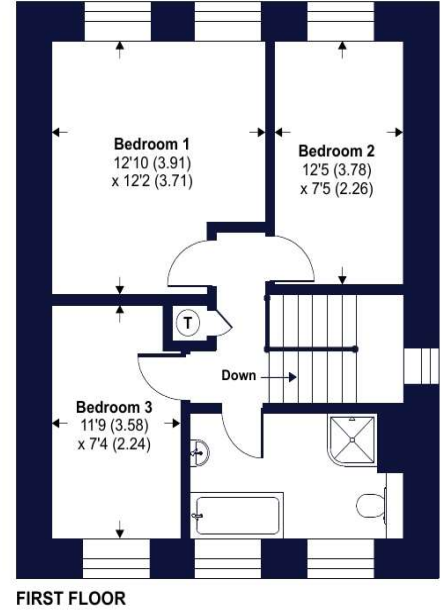
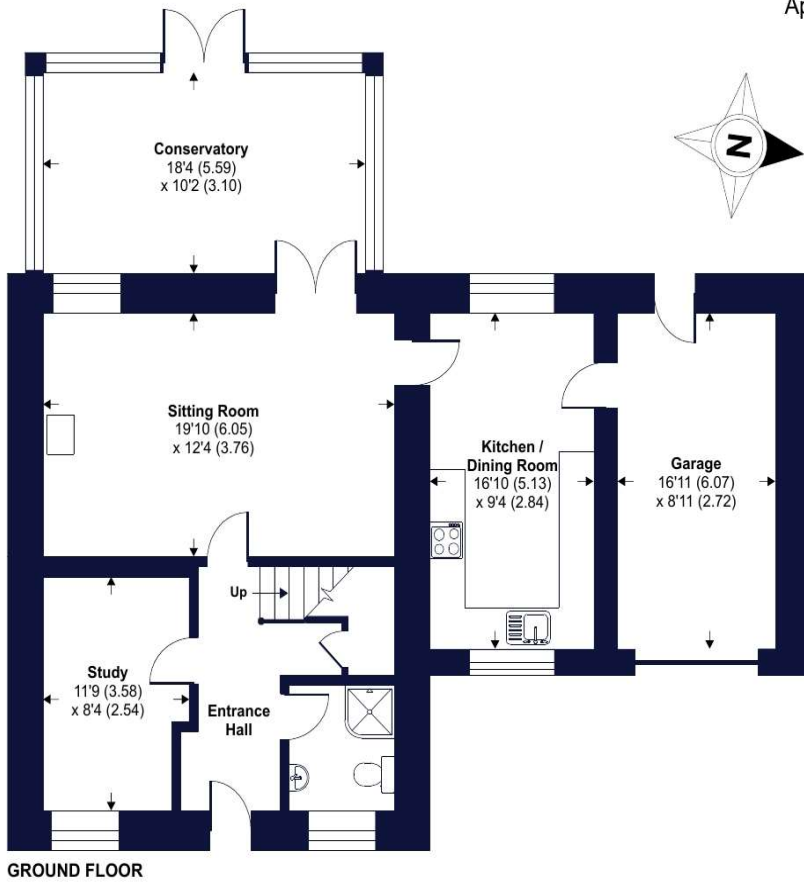
- Freehold
- Council tax Band: E
- Services: Mains water & Electricity. Oil fired central heating. Shared private drainage.
- Broadband: Superfast Broadband is available (checked on openreach) with fibre to the cabinet.
- Mobile: We understand that mobile coverage is available except from one provider (checked on Ofcom)
- Restrictive covenants: There are restrictive covenants on this property, please contact us for more information.
- Right of Way: This property benefits from a right of way, please contact us for further information.



# Tower Court, Dunchideock, Exeter, EX6

Approximate Area = 1598 sq ft / 148.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlhcom 2023. Produced for Winkworth. REF: 1042361



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	84
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
53	
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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