

PALE GATE

DUNSFORD • EXETER • EX6 7BG



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Dunsford about 1.9 miles • Exeter about 5 miles
Moretonhampstead about 7.2 miles
(Distances are approximate)

*An exciting opportunity to completely
redevelop or build a detached home in
a semi-rural position all within easy
reach of Exeter and Dartmoor.*

LOT 1 – PALE GATE

Bungalow for redevelopment

Front garden • Driveway • Garage • Outbuildings

Rear garden • Orchard • Stream

LOT 2 – LAND TO THE SOUTH OF FARRANT'S HILL

Additional 16 acres of pasture land

Workshop/store

EPC - Band F





SITUATION

Pale Gate is situated in the Teign Valley approximately two miles outside of the village of Dunsford. The village has an active community, with a church, primary school, village shop, post office, the Royal Oak Inn and the popular Walled Garden Tearoom and Restaurant. The property lies about 1 mile outside the boundary of the Dartmoor National Park, which is renowned for its fine countryside, which in turn provides ample opportunity for a range of outdoor pursuits, including walking, riding, fishing and cycling. The cathedral city of Exeter is close at hand being only 5 miles away, where there is an extensive range of facilities including the Princesshay shopping centre, an excellent range of shops, cafes, restaurants and a John Lewis and Waitrose. Exeter has an excellent selection of schools, both state and independent, and a highly regarded university.

DESCRIPTION

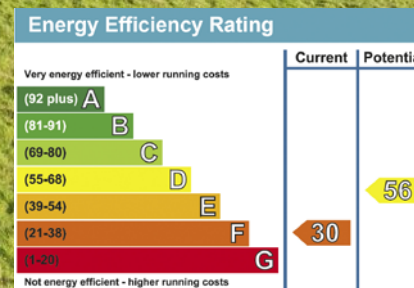
Pale Gate, a detached bungalow now in need of redevelopment. The existing bungalow has three double and one single bedrooms, a large living / dining room, kitchen and utility room, an attached garage and two outbuildings. The property sits in a wonderful plot, set well back from the road, with both front and secluded back garden bordered on one side by a stream. On the other side of the stream is a delightful orchard of approximately ½ acre with mature trees including many fruit trees. To the south, found on the opposite side of Farrant's Hill road, there is a undulating 16 acre pasture field with large workshop / store.



PALE GATE

Approximate Gross Internal Area:
115.5 sq.m. / 1,243.6 sq.ft.

Not to scale. For identification purposes only.



SERVICES

Mains electricity and water.
Private drainage.

OUTGOINGS

Teignbridge District Council
Tel: 01626 36110.
Council Tax band E.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

Take the B3212 out of Exeter towards Moretonhampstead. After approximately 5 miles, just beyond Farrants Cross and the turning to Chudleigh/Bridford/Christow and Canonteign Falls, the entrance to Pale Gate will be found on your right hand side after the stone bridge.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

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