



A wonderful family home with excellent, free flowing accommodation in a charming location, between the Teign Valley and Dartmoor whilst enjoying beautifully established gardens and a paddock

Harvest Down, Higher Ashton, Exeter, EX6 7QX

Offers Over £1,100,000

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Outstanding 3582 sq ft family home with fine proportions • Sociable kitchen/dining room • Principal bedroom with balcony • Delightful gardens with further paddock, approximately 1.1 acres • Prime semi-rural location

Local Information

Harvest Down is surrounded by the stunning scenery and woodland of the Teign Valley between the Haldon Forest and Dartmoor. The forest, which is home to a large population of fallow deer, comes right to the edge of the property and the deer, among an abundance of wildlife, are often seen from the house. The area is well known as a sporting and recreational centre with its many woodland walks, bridleways and cycle routes throughout the forest. The villages of Lower Ashton, Doddiscombeleigh, Dunchideock and Christow are all close-by with popular public houses, schools and local services.

Harvest Down lies on the edge of the Haldon Hills, beneath Haldon Belvedere, a Grade II* Listed triangular tower standing in a prominent position overlooking the Exe Estuary and the surrounding countryside. The tower was built in 1788 by Sir Robert

Palk as the centre of his 11,000 acre estate and has been renovated by the Devon Historic Buildings Trust.

The cathedral city of Exeter is 6 miles away, with its thriving university, well regarded schools, theatres and wide selection of shopping and leisure facilities, including the Princesshay Shopping Centre and a John Lewis department store.

The A30 and A38 are both easily accessible providing a link to the M5 motorway at Exeter. A mainline railway station can be found at Exeter St Davids with the fast train to London Paddington taking 2 hours 3 minutes.

About this property

Harvest Down has been enhanced greatly by the current owners during their ownership and is now a superb family home with generous living accommodation, wonderful space for entertaining and





everyday family life. The property also enjoys an abundance of natural light and established gardens that wrap around the whole of the property and a further paddock. Inside the porch and entrance hall is incredibly inviting and is perfect for welcoming guests, to the left is the triple aspect kitchen/dining room which is clearly the heart of the home. The kitchen itself is very well appointed in a farmhouse shaker style with granite surfaces and centred around the island. There are pretty views out onto the rear courtyard and garden from the sink unit and double French doors out onto the west facing terrace. There is ample space for a generous dining table and adjacent to the kitchen area is a useful utility room.

A room of particular interest is the sitting room which is again triple aspect with a floor to ceiling window and two sets of French doors. There is a charming Inglenook fireplace with Heavitree stone, a slate hearth, timber mantle and Clearview woodburning stove creating a real focal point in the room, although your eyes will always be drawn outside! Further

accommodation on the ground floor includes a spacious study, bedroom five (double aspect with French doors onto the garden and an ensuite), a further reception room offering a great deal of flexibility for use and a cloakroom.

Stairs rise to the first floor where you are immediately greeted with an open landing giving you a sense of space. The principal bedroom is a noteworthy room with a beautiful floor to ceiling arched window looking out onto the garden. There are also two French doors allowing access onto a private balcony – perfect for a morning coffee or tea whilst enjoying the tranquil location. The principal bedroom also enjoys a walk in wardrobe and en suite bathroom. Bedroom two again has a private west facing balcony, built in wardrobes and an en suite shower room which can also be accessed from bedroom four. Bedroom three has use of the family bathroom with a double vanity sink and marble vanity tops.





Gardens and Grounds

Outside doesn't disappoint, to the front the driveway provides ample parking for at least five cars, from here there is a pretty path of Indian sandstone which leads through the front garden, flanked by lawns and established trees and shrubs to the front door.

Around all four sides of Harvest Down is either a lawn or terrace meaning you can follow the sun around all day if desired. There are mature fruit trees and other interesting specimen trees dotted around the grounds, as well as a large vegetable garden. The rear courtyard is a wonderful place to sit and enjoy this magical location together with the terrace directly outside the kitchen/dining room where there is an impressive pizza oven. Beyond this is the paddock which is currently an extension to the garden but can also provide an opportunity to keep animals.

Outbuildings include a useful workshop, two stores and an open log store.

Directions

Heading south on the A38, take the exit signposted Exeter Racecourse at the

top of Telegraph Hill. At the roundabout take the second exit and continue on this road for 2.1 miles before taking a sharp left-hand turn. Follow this road for about 0.9 miles and Harvest Down will be found on your right hand side.

Services

Mains water and electricity. Private drainage and oil central heating.

Tenure

Freehold

Local Authority

Teignbridge District Council

Council Tax

Band = D

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Exeter Office.

Telephone: 01392 455 755.

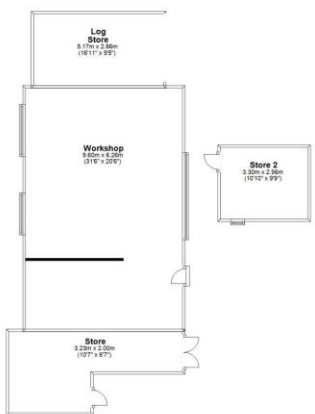




Harvest Down, Higher Ashton, Exeter, EX6 7QW
Gross Internal Area 3582 sq ft, 332.8 m²



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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