



HELMORES
SINCE 1699

Guide Price £900,000

GLANVILLE, HEATH LANE
Tedburn St Mary, Exeter EX6 6AG

“We were struggling to find a place that felt rural but not isolated and that sat in the middle of its own large gardens and faced south – until we found this place”.

Just minutes from Exeter and with the A30 within easy reach, this is a perfect getaway retreat without being too far off the beaten track. Close to the village of Tedburn St Mary and Fingle Glen Golf Hotel, it's a great way to enjoy the feeling of the Devon countryside yet with amenities not too far away. Exeter offers national and international travel and the schools and university are amongst the best in the country. There is easy access to Dartmoor and both the north and south Devon coastlines are some of the prettiest and most popular in the UK.

Glanville is a very spacious detached home with over 3000 sqft (plus loft and garage) of accommodation over the two floors. The house sits in the middle of the plot and the focus is to blend the inside and out with plenty of glass on the back (south side) of the house, overlooking the tree edged gardens. The driveway sweeps in through the trees and wild flowers to reveal an imposing property in front of you. There is a drive in/drive out driveway

providing ease and plenty of parking with a car port and attached double garage.

The current owner greatly improved the property with a back-to-basics refurbishment and remodel which included being re-wired and certified (with LED ceiling mounted lighting in the halls and some rooms, and linked fire alarms) and fully re-plumbed, with an all new heating and hot water system. The solar panels (on a transferrable feed in tariff) and an air source heat pump give the house some great eco credentials. Much of the house was re-plastered and the layout gives a superb flowing feel from either entrance. All of the bathrooms and the ensuite have been updated and the kitchen has been very well designed and fitted with no expense spared with quartz surfaces and high end Neff appliances all built in. There is mains water and private drainage also further reduces the running costs. Upstairs, there are five bedrooms, one with a master ensuite and two further bathrooms. All but one of the bedrooms have south facing windows and views.

It's not just the house that will impress. The gardens are a real feature of what makes this place special and you feel that from the





first drive in. The plot is over 2.5 acres in total and consists mainly of wild gardens, left to nature a little with an abundance of wild flowers and tree species to all sides. The trees give wonderful privacy too and it's a haven for wildlife with the ponds, trees and shrubs. Of course, someone could create a different feel to the gardens, and with the house being central in the plot, it has plenty of potential. There are a few outbuildings which have seen better days but could be replaced by a new owner if desired.

There aren't many places like this around so take a look at the 3D tour and our video and book a viewing.

Please see the floorplan for room sizes.

Council Tax: G (Teignbridge)

Utilities: Mains water and electric (also PV's on roof on FIT)

Over-air mobile data gives the house 20 – 25Mb

Drainage: Private drainage

Heating: Air source heat pump to radiators and woodburner

Listed: No

Tenure: Freehold

EPC : D

DIRECTIONS :

From A30: Leave Exeter on the A30 towards Okehampton and continue for approx. 5.5 miles until reaching the Tedburn St

Mary/Pathfinder Village junction. Take this junction and then right at the mini roundabout. Pass Fingle Glen Golf Hotel on your left and then pass Pathfinder Village on your left. Take the left turn (signed to Whitestone) into Heath Lane and proceed for approx. 0.3 miles up the lane and then take a left turn into a unmarked lane. Bear left and then left again into the grounds of Glanville.

From Crediton: Leave Crediton through Fordton and continue as if going to Whitestone. At Heath Cross, go straight over the junction and down Heath Lane for approx. 0.5 miles down the lane and then take a right turn into a unmarked lane. Bear left and then left again into the grounds of Glanville.







TEDBURN ST MARY is village located a short drive from Exeter down the A30 (7 miles), and 5 miles across country from Crediton – through winding lanes. Its backdrop is that of high slopes, rounded hillforms and narrowing valleys. For everyday necessities there is a traditional village shop and for the kids a wonderful little primary school. If boredom ever strikes Tedburn presents a wide array of things to get stuck into, including: a drama group and a football club. Need to practice for the Ryder Cup? Or just unwind – ‘Fingle Glen Golf Hotel’ is nearby with an 18-hole golf course and luxurious accommodation. For some dramatic walks, ‘Fingle Bridge’ is only 6 (.2) miles away. Here the Teign River splashes and whirls its way over mossy boulders, through the middle of a precipitous, wooded gulley on the fringes of Dartmoor. Think: ‘The Lord of the Rings’, much of Dartmoor has been inspirational in the approach to ‘Middle Earth’ by the famous “Lotr” concept artist, Alan Lee.

EXETER is the cathedral city and capital city of Devon. The city is on the River Exe about 37 miles (60 km) northeast of Plymouth and 70 miles (110 km) southwest of Bristol.

Exeter was the most south-westerly Roman fortified settlement in Britain. Exeter Cathedral was founded in the mid-11th century. During the late 19th century, Exeter became an affluent centre for the wool trade. After the Second World War, much of the city centre was rebuilt and is now considered to be a centre for modern business and tourism in Devon and Cornwall. Famed for its world class University.

COVID-19 SAFETY POLICY

We’re taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helsemore.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.

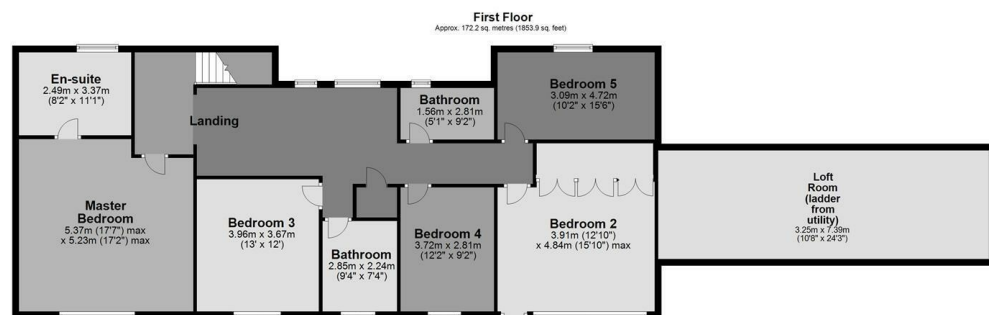












Total area: approx. 377.8 sq. metres (4066.4 sq. feet)



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