

# RADNOR MARTIN

L O N D O N   &   T H E   C O T S W O L D S

HAZELBANK  
SIX MILE HILL | DUNSFORD









# HAZELBANK

SIX MILE HILL | DUNSFORD | EX6 7AD

*'Hazelbank is a substantial family home situated in this picturesque rural location'*

Exeter 6 miles | M5 5 miles | Moretonhampstead 6 miles | Chagford 11 miles  
Oakhampton 19 miles  
*all distances are approximate*

detached family house | four double bedrooms | two reception rooms  
impressive kitchen/breakfast room | utility room | picturesque rural location  
easy access to Exeter | separate detached cottage with income potential  
magnificent gardens | detached double garage | ample parking | stable/store  
garden office/workshop | fabulous views of the surrounding countryside

## *the finer details*

**services** Mains water and electricity. Oil fired central heating. Private drainage.

**tenure & possession** Freehold and offers vacant possession

**fixtures & fittings** May be acquired by separate negotiation

**rights of way** There are no footpaths or rights of way over the property

**local authority** Teignbridge District Council

**council tax** Band F

**viewing arrangements** By appointment with Radnor Martin

**energy performance certificate** Energy Performance rating – D

**what three words** ///trickle.rigid.publisher

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### *description*

Located on the edge of the beautiful Teign Valley Village of Dunsford is this spacious detached family home set in a truly magnificent plot. The spacious entrance hall leads onto main reception room with wood burner, further reception room/snug, kitchen/breakfast room with doors leading into the rear garden, utility/boot room, cloakroom. The first floor comprises; four double bedrooms (one with en suite) and a family bathroom. The property benefits from a separate detached one-bedroom cottage with ideal overflow accommodation/office/income potential (STPP). Hazelbank has Devon granite walls at the road and a gated entrance and is accessed via a fantastic sweeping driveway surrounded by beautiful established shrubs and trees leading to a parking area and the detached double garage. The property is surrounded by the most magnificent garden with so much to offer, the rear garden has a level patio area, lawn with patio, detached office/workshop with power and light, polytunnel and variety of flowers, plants and an orchard. There is generous parking with the property.

### *area*

Hazelbank is situated on the outskirts of Dunsford a popular and thriving village in the Teign Valley village, Dunsford is a particularly desirable place to live, largely due to its strong community which supports its own primary school (Ofsted 'Good'), pub, post office/village store, tea rooms and garage. The property is well placed for access to the University and Cathedral City of Exeter (6 miles) which has an extensive range of facilities including shopping, dining, theatres, sporting and recreational pursuits. Exeter has excellent private schools.

It has railway stations on the Paddington and Waterloo lines and an International airport. Dunsford has a regular bus service to Exeter and is only 5 miles from the M5 motorway, A30 and A38 roads. There are thousands of beautiful unspoilt moorland acres on its doorstep and the area is recognised for its wonderful opportunities for countryside enthusiasts including walking, cycling and fishing. Close to the house there are splendid walks at Steps Bridge as well as woodland owned by the Woodland Trust.

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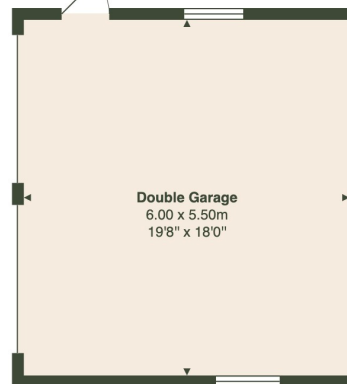
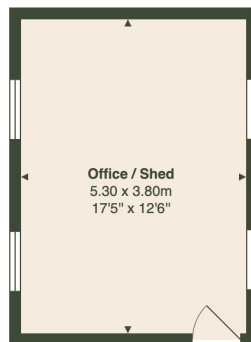
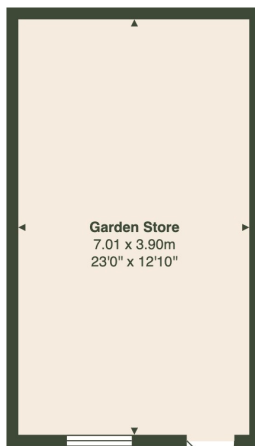
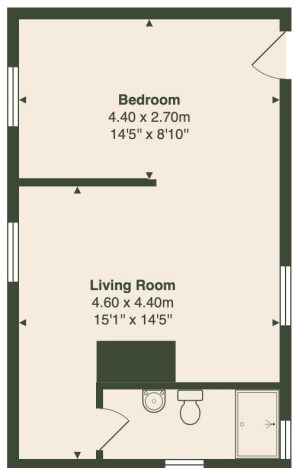
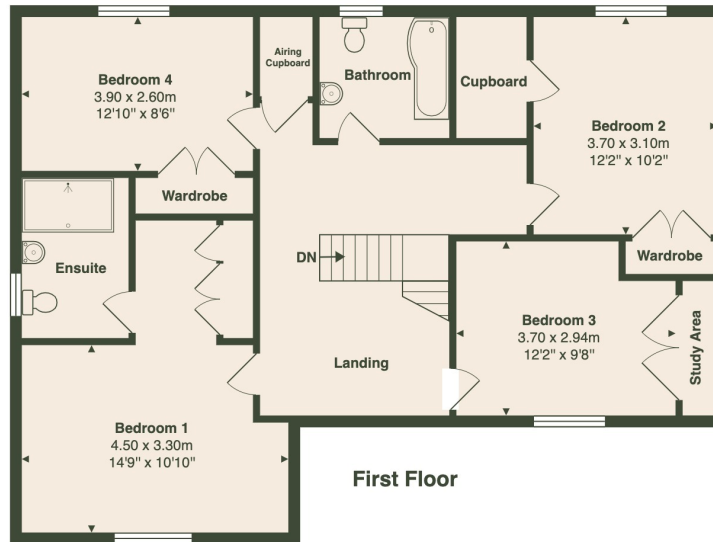
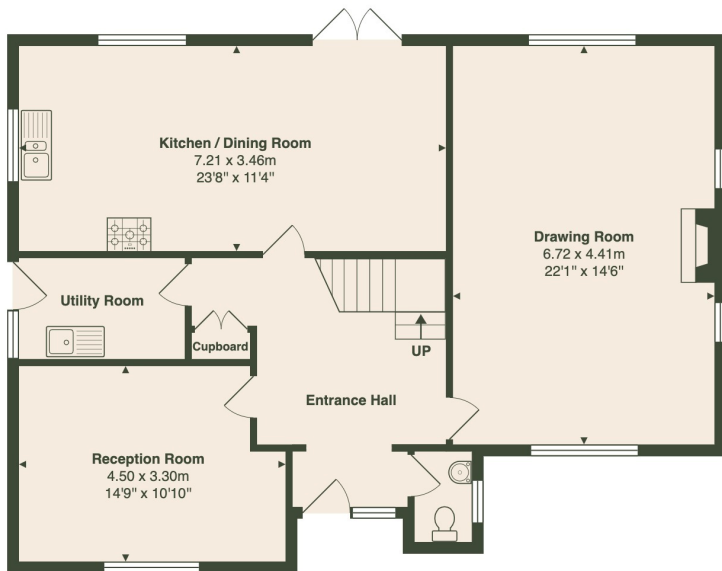












#### Approximate Gross Internal Area

Main House 208.4 m<sup>2</sup> / 2243 ft<sup>2</sup>  
 Outbuilding 27.4<sup>2</sup> / 295 ft<sup>2</sup>  
 Office / Shed 20.3 m<sup>2</sup> / 219 ft<sup>2</sup>  
 Garage 33.2 m<sup>2</sup> / 357 ft<sup>2</sup>  
 Total 289.3 m<sup>2</sup> / 2924 ft<sup>2</sup>

#### IMPORTANT NOTICE

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- The particulars do not constitute part of an offer or contract
- All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact
- The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
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- all measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by Radnor Martin

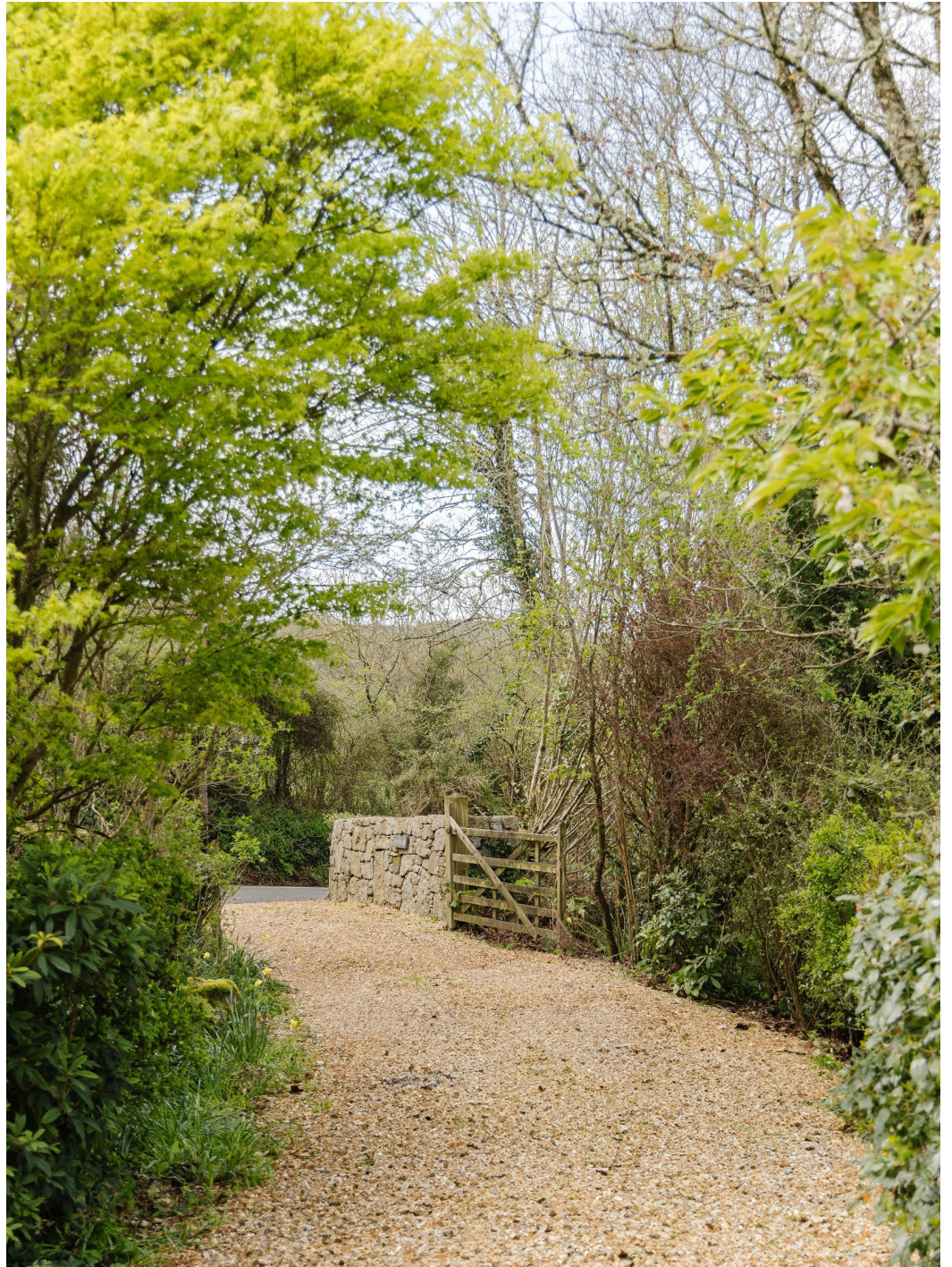






















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