



Brackenwood

Church Lane, Cheriton Bishop EX6 6HY



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Asking Price £650,000

A delightfully private four bedroom bungalow on a one acre plot in this sought after location. Double glazed throughout and offering Living Room with Woodburner, Dining Room, Large Conservatory all overlooking the level gardens on all sides including a small copse. Detached Stable/Cottage for storage. Internal viewing highly recommended.

Situation:

The bungalow is situated on Church Lane in the village of Cheriton Bishop, one of Mid Devon's picturesque villages, surrounded by open countryside yet remarkably conveniently located for ease of access to most of the county and other parts of the country. It is situated just off the A30 trunk road giving fast dual carriageway access to Exeter (10 miles), the M5 motorway and Exeter airport to the east, and Dartmoor, Okehampton and Cornwall to the west. There is a thriving village community and an historic parish church. There is an inn, a well thought of primary school, village hall and a comprehensively stocked post office/stores. The village is not large and so a walk north or south along lanes brings you to footpaths and bridleways in the open countryside. A little further afield there is the attractive area around Fingle Bridge and the Teign Gorge with the open country of high Dartmoor just a short drive to the west.

Description

Brackenwood is a detached bungalow believed to have been built in the early 1990's offering spacious and well laid out accommodation overlooking its own attractive gardens which feel very private. Offering parking to the front of the double garage and circular driveway the gardens are located on all sides with the plot extending to just under an acre. The small copse and detached outbuilding add to its appeal as do the views over some of the surrounding countryside.

Accommodation:

The front door opens into an attractive Hallway with some exposed brickwork and feature timbers. The hallway opens to the right providing access to the four double Bedrooms (three with En-Suites) all overlooking the front and rear gardens. The main Bathroom is located just off the main hallway.

To the left hand side a further hallway leads to the good sized Kitchen providing ample storage with built in electric hob and oven and with space and plumbing for a dishwasher and fridge freezer, sink and lovely picture window overlooking the rear garden. The Utility Room is located just off to the side with further storage units, sink, plumbing for washing machine, cupboard housing the hot water cylinder and a door leading to the rear garden.

Doors from the hall lead through to the good sized Living Room with large fireplace with brick surround and timber mantle housing the woodburner, a bay window overlooks the front gardens and drive. Walking round the end of the fireplace opens into the Dining Room overlooking the rear and providing access into the kitchen. From the Living Room a door opens into the spacious Conservatory with the oil fired boiler and with delightful views overlooking and providing access to the rear garden. There is also pedestrian access into the Double Garage.

Outside:

From the council lane a private drive (shared with one other property) passes the closest neighbour and leads to the access to the private circular drive with turning circle (planted with a variety of mature shrubs, trees and flowers) leading to parking for a number of vehicles to the front of the Double Garage (light and power and one electric door). The gardens here are primarily box hedges with some flower planting.

At the start of the drive is THE STABLES/COTTAGE (approx 7.52m X 5.53m) divided into two storage rooms with light and power and some old beams. Further attached WORKSHOP (3.3m x 2.64m) with light, power, and water connected. Adjacent to the cottage is a greenhouse, vegetable garden and fruit cage. The garden is laid principally to level lawn with various beds of flowers and shrubs. The shed for the borehole is adjacent to the fruit cage.

To the rear of the property are further lawned areas and flower beds with small pond and seating area looking towards the small copse at the end of the garden.

Agents Note: There is a restriction stopping any development of the Stables/Cottage for residential purposes.





Services:

Oil fired central heating. Mains electricity and drainage. Mains and private water.
A search of Ofcom.org.uk suggests that Superfast Broadband up to 44mbps may be available and that there is good mobile coverage from a range of suppliers.

Local and Planning Authority:

Mid Devon District Council, Phoenix House, Phoenix Lane, Tiverton EX16 6PP
Tel: 01884 255255

Council Tax:

Band F - £3,271.60 for 2023/24.

Energy Performance Certificate

D61 with potential for C76 (see chart).

Tenure:

The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

Directions:

From the Exeter direction take the A30 dual carriageway and turn off signposted to Cheriton Bishop. Proceed into the village and take the second turning on the right into Church Lane. After approx a third of a mile the turning will be found on the right hand side shared with The Old Rectory.

What3Words: impulsive.young.manager



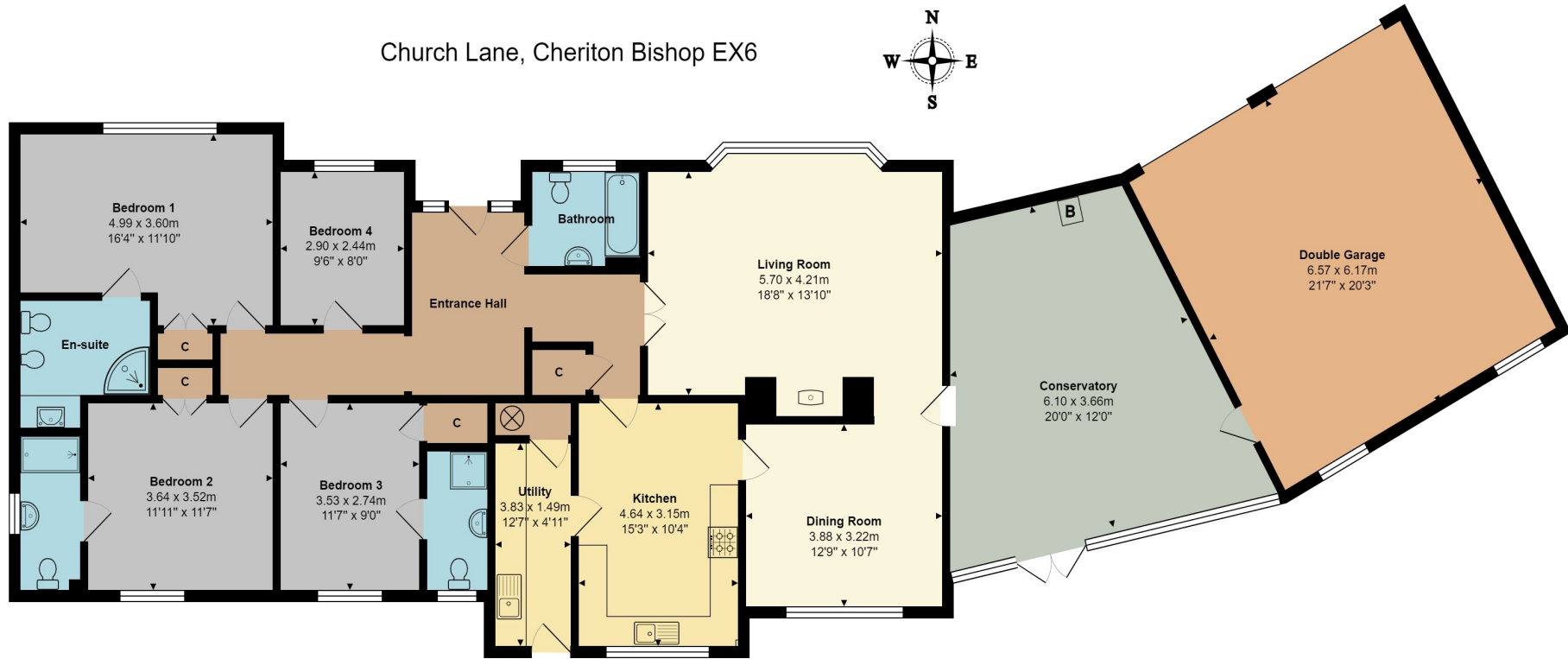
Score	Energy rating	Current	Potential
2+	A		
1-91	B		
9-80	C		76 C
5-68	D	61 D	
9-54	E		
1-38	F		
-20	G		





Not to Scale

Church Lane, Cheriton Bishop EX6



Total Area: 228.2 m² ... 2456 ft²

All measurements are approximate and for display purposes only

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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