



# Glenthorne

Cheriton Bishop, Exeter EX6 6JA

RENDELLS



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Offers in Region Of £620,000

**A beautifully presented modern reverse level and detached three bedroom house on the outskirts of this popular village located just outside of Dartmoor National Park. Benefiting from rural views to both front and rear, a wealth of exposed timbers, and underfloor heating. An internal viewing is highly recommended.**

## Situation:

Glenthorne is to be found on the outskirts 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, doctor's surgery, 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:

The property was built between 2009 and 2012 and has an internal Carpenter Oak timber frame with structural insulated panel (SIP) construction. It is offered in excellent internal condition with a wealth of exposed timbers to both floors but particularly to the vaulted first floor open plan Living Room/Kitchen which benefits from some far reaching rural views, oak floors, and a multi fuel burner for those colder winter nights.

The property feels light and modern to both the ground and first floors and has a high quality German-made bathroom with a separate large open shower as well as an en-suite shower room from the main bedroom. It is double glazed throughout and benefits from zone control underfloor heating to both floors, and solar thermal panels on the garage to boost the hot water.

## Accommodation:

The front door access is wheelchair friendly with a small ramp and opens into a light Porch with some low level storage and tiled flooring before leading through into the main Hallway with a reclaimed Canadian Douglas Fir timber staircase leading up to the first floor Living Room/Kitchen. The ground floor benefits from a wealth of exposed timbers and comprises two good sized double bedrooms (one with built in storage) with one en-suite shower room, a third smaller double bedroom, a high quality main bathroom with a separate walk in shower/wet room area, and a good sized Utility Room allowing space for a washing machine and dryer with a door leading to the side garden.

The first floor is delightfully open plan with a vaulted ceiling showcasing the exposed timbers and feels particularly light and airy with oak flooring throughout. It benefits from some far reaching rural views to both the front and rear aspects and offers generous seating and dining areas with a modern kitchen located to one corner with a composite stone work surface, soft close units, an electric oven and hob, and space for a slimline dishwasher. There is a multi fuel burner for added comfort.

## Outside:

From the road double gates open into the generous gravelled parking area at the front of the house leading up to the integral Garage. The garage itself has vaulted ceilings and was built with the potential to add an extra mezzanine level and possibly has scope for an annexe subject to any necessary consents.

The level garden is situated to the side and rear of the house and offers a good area to sit and enjoy those warmer days. Part of the garden to the rear is currently being used as a vegetable plot. There is a useful container/store to the side.









**Services:**

Mains electric (currently on an Eco 20 20 tariff), mains water and drainage.  
Zone controlled underfloor central heating from an electric boiler. Hot water is independent from the heating, supplied via Solar thermal panels and an immersion. Multi fuel burner to first floor.  
Ultrafast broadband available with speeds up to 1800Mbps (Source Ofcom)

**Local and Planning Authority:**

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

**Council Tax:** Band E being £2,896.98 for 2024/25

**Energy Performance Certificate:** D59 with potential for D68 (see chart below)

**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.

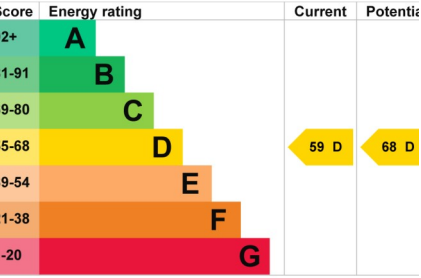
**Viewings**

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

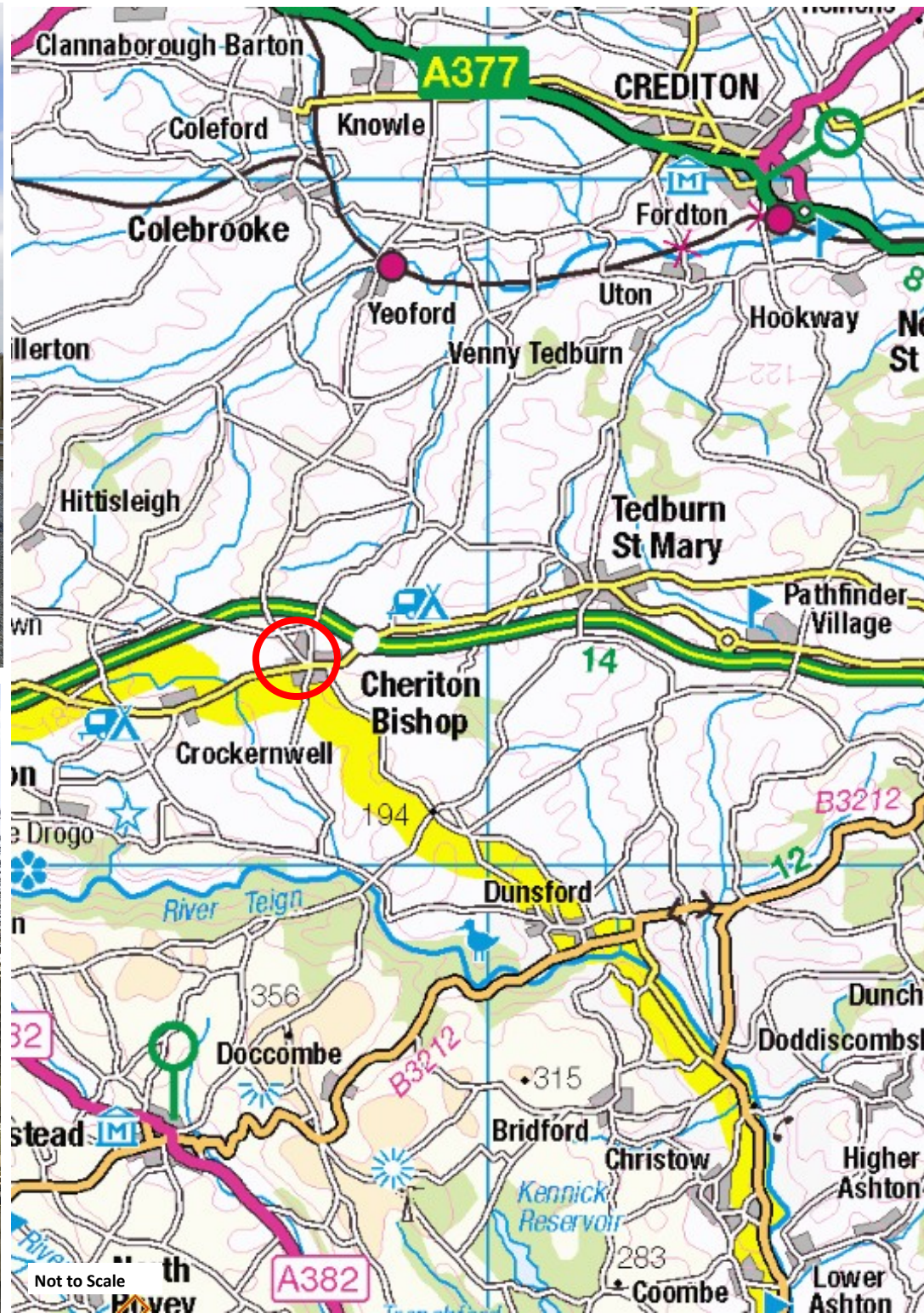
**Directions:**

From the A30 heading west come off at the Junction signposted for Cheriton Bishop and follow the road straight into the village, passing The Thatch Inn on your left. Take the second right signposted to the Surgery and Village Hall. Follow this road for approx 250m and the property will be found on the left hand side.

**What3Words location:** directive.cases.masco









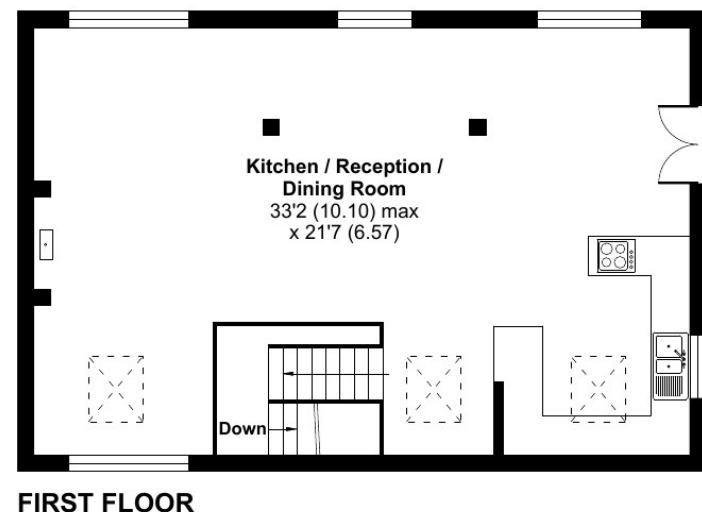
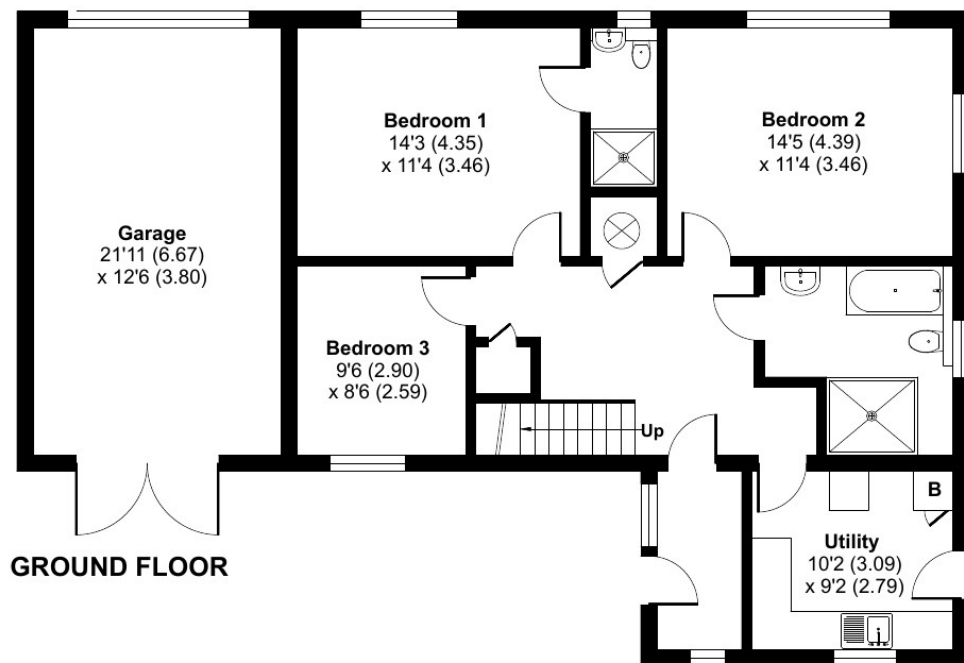
# Glenthorne, Cheriton Bishop, Exeter, EX6

Approximate Area = 1570 sq ft / 145.8 sq m

Garage = 269 sq ft / 24.9 sq m

Total = 1839 sq ft / 170.7 sq m

For identification only - Not to scale



## 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.

4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

5) Any area measurements or distances referred to herein are approximate only.

6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.

7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Rendells. REF: 1267533