



3 Stanburys Orchard, Crockernwell

Guide Price £395,000

HELMORES
SINCE 1699

3 Stanburys Orchard

Crockernwell, Exeter, EX6 6NA

- Detached and spacious 3 bedroom home
- Village setting
- Well maintained garden
- Conveniently located to A30
- Garage
- uPVC double glazing
- Woodburning stove
- Master bedroom with ensuite

Stanbury's Orchard is just a small development of six homes in the picturesque village of Crockernwell, surrounded by open countryside yet just a short drive to Dartmoor and access to the A30. The home offers space and light and has been well maintained and updated by the current owners.

The entrance hall leads into the large lounge/diner with an inset multifuel woodburning stove. The room can easily be sectioned off as the current owners have done to create both a sitting and dining area. There is a large picture window to the front and another to the rear overlooking the garden. The kitchen has a large array of cream shaker style units with space for a cooker and the sink overlooks the garden.





An opening leads through to the utility area with space for fridge/freezer, washing machine and dishwasher. There are two doors leading from here, one as an internal door to the garage which has an electric door, power and lighting and one out to the garden.

Upstairs the master bedroom is large and has plenty of light with an attractive ensuite shower room with floor to ceiling tiles. The 2nd bedroom runs the full width of the house (over 7.25m long) and has triple glazed velux style windows either end. There is space to have sofas up here and it is a really wonderful place to relax. The 3rd bedroom is also a double and has views over the garden. There is uPVC double glazing throughout and the heating is oil fired.

Outside to the front of the property is ample parking for two vehicles and a lawned area with a pretty apple tree. There is access to the back of the property around the side and a good-sized garage which will accommodate one car. To the rear is a well-maintained garden laid to lawn with a patio area in the corner perfect for outdoor dining and there are decorative flower and shrub borders. There is a handy block-built storage shed running the full width of the house.



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2024/25 - £2915.07

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating / Woodburning stove

Listed: No

Tenure: Freehold

CROCKERNWELL is ideally situated, only a mile from the neighbouring village of Cheriton Bishop which has a good range of local amenities including post office, general stores, church, primary school and a public house. Crockernwell is also about 1½ miles from the A30 which provides very easy access to the Cathedral City of Exeter, some 12 miles distant whilst the towns of Okehampton, Chagford, Bovey Tracey and Newton Abbot are also within easy travelling distance. Crockernwell is situated on the northern boundary of the Dartmoor National Park and is about 2 miles from the pretty village of Drewsteignton, having an ancient inn, **restaurant, old parish church, pretty square and store / post office.**

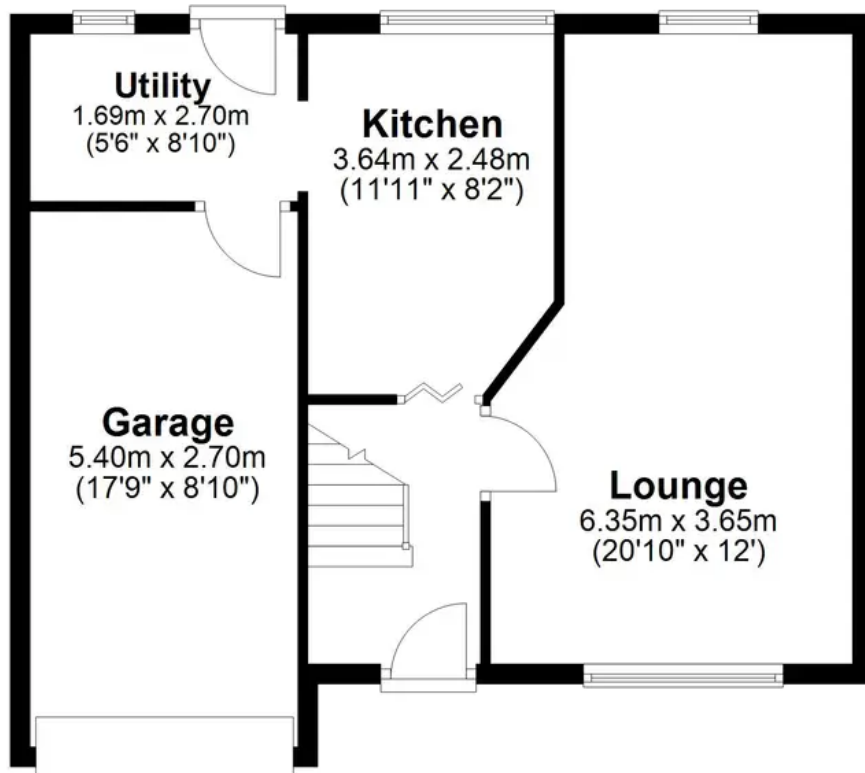
DIRECTIONS : From the A30 take the Woodleigh junction and follow the signs to Cheriton Bishop, continue straight on this road until you reach Crockernwell, in the middle of the village you will find a right turn into Stanbury's Orchard and no 3 can be found around to the right.

What3Words: [///icon.bounding.lift](https://www.what3words.com/@@@icon.bounding.lift)



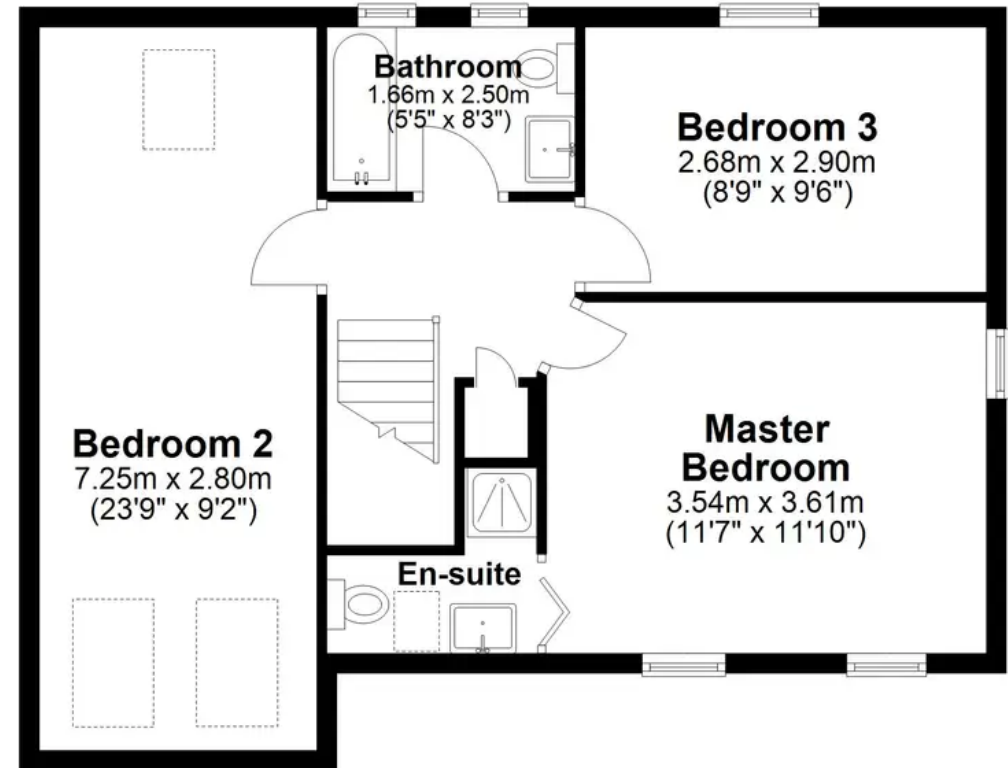
Ground Floor

Approx. 54.9 sq. metres (591.3 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.2 sq. feet)



Total area: approx. 114.8 sq. metres (1235.5 sq. feet)



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