



## The Cottage, Cheriton Bishop, EX6 6JU

Guide Price £950,000



# The Cottage

Cheriton Bishop, Exeter, EX6 6JU

- Impressive Georgian Residence
- Scope to create an annexe
- Period Features
- Large Gardens
- Stunning Views
- 8 Bedrooms
- Garage & Parking
- Village Location
- 1.5 miles to the A30
- 4 Bathrooms

Originally built in the 1820s, this impressive Georgian residence is a complete standout property. The house was renovated in 2009 with the addition of double glazing throughout, underfloor heating, new flooring and an impressive kitchen. Set in the popular village of Cheriton Bishop just 10 miles from Exeter, The Cottage is surrounded by amazing views of the rolling Devon hills and Dartmoor beyond.

The grand entrance hall is the first of many impressive features in the home, with checkerboard tiled flooring the sweeping original staircase winds up through to a further 3 storeys. The large kitchen diner has modern units with granite worktops along with two integrated dishwashers, fridge/freezer, eye level oven and NEFF induction hob. The dining section of the kitchen has impressive high ceilings, a feature fireplace and a large sash window with original shutters.



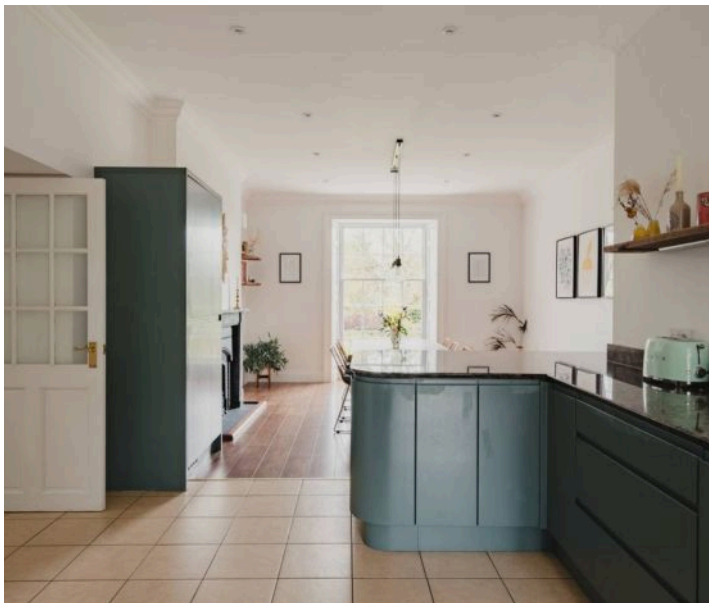




The lounge has an open working fireplace with marble surround and enjoys views over the garden from the large sash window again with original shutters. To the side is the orangery / sun room bursting with light and a door out to the garden, it has stone tiled flooring and offers a sunny spot to unwind. On the ground floor there is also a pantry and utility room and two downstairs WCs. An extension has been converted from a separate building and integrated into the main house which has lovely views over the rear courtyard, this space has a large room downstairs with bifold doors onto the courtyard and a large loft style room upstairs (with WC), this section could easily be adapted to an annexe or used as a studio.

On the first floor there are 3 double bedrooms, the master bedroom (with en-suite and built in wardrobe area) is spacious and has impressive views over the garden from the large picture window and has a feature fireplace. There is a door through to the adjoining bedroom that could also be used as a nursery or adapted to a dressing room if desired. Also on this floor is a large airing cupboard and a separate bathroom with a shower over the white suite bath.

The second floor has a further 3 double bedrooms, one overlooking the courtyard and two to the front overlooking the gardens, both of these bedrooms have doors out to the balcony where the views can really be taken in at their best. One of the front bedrooms has an ensuite shower room and there is a further family bathroom on this floor with a separate shower, a granite topped vanity unit along with storage cupboards.





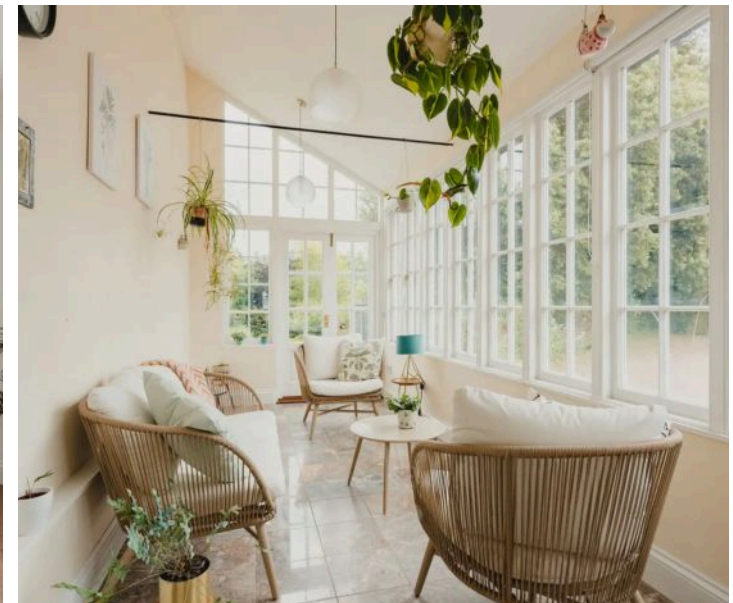
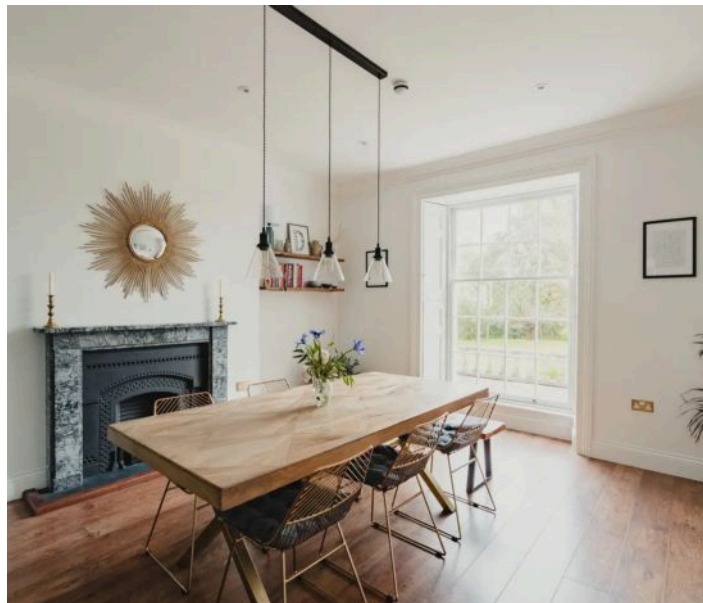
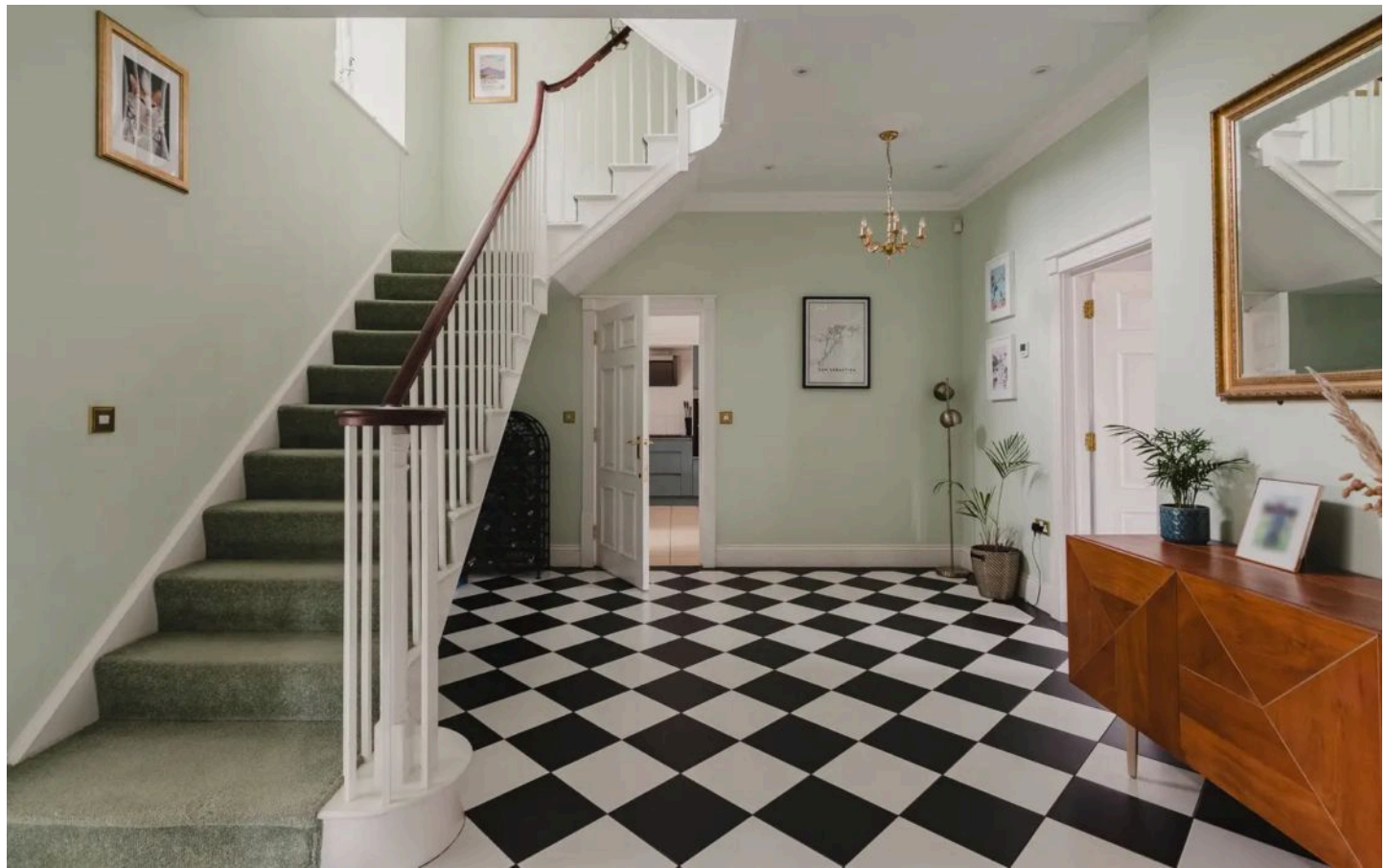
Finally on the top floor is one very large converted attic that is very versatile and could be utilised as a bedroom, playroom, studio or office, there are two roof lights giving a fantastic bright and open space, the views from this room are superb.

The property is centrally heated by an oil fired boiler with a back up boiler in place and unlike many village properties is on mains drainage and mains water with double glazing throughout.

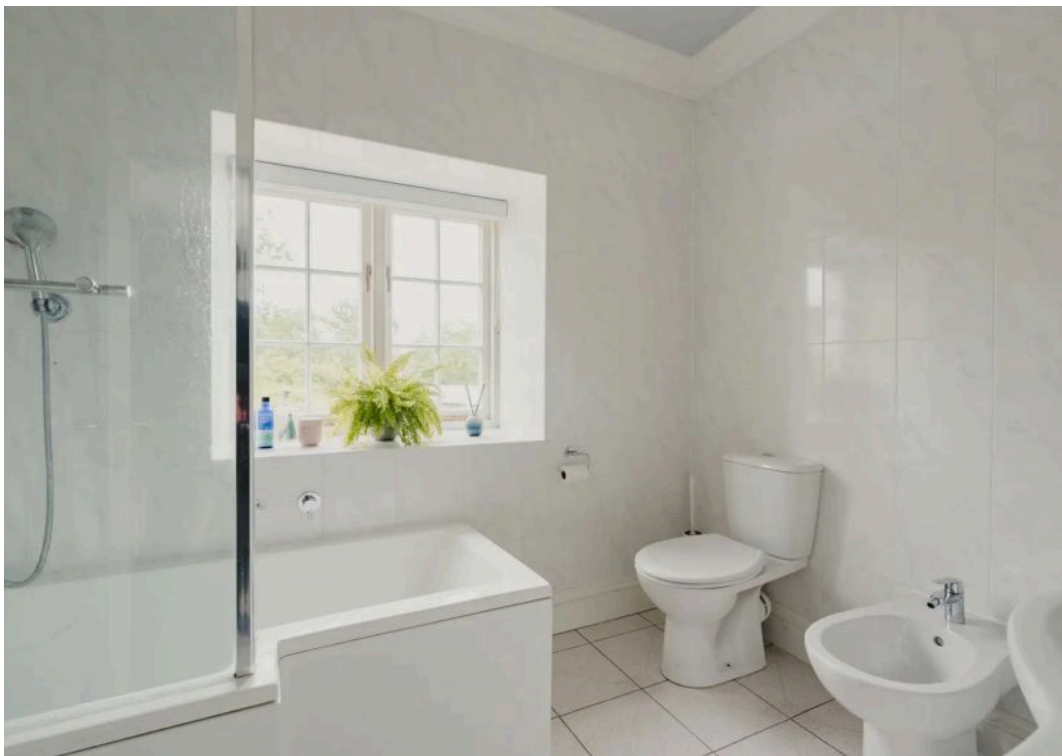
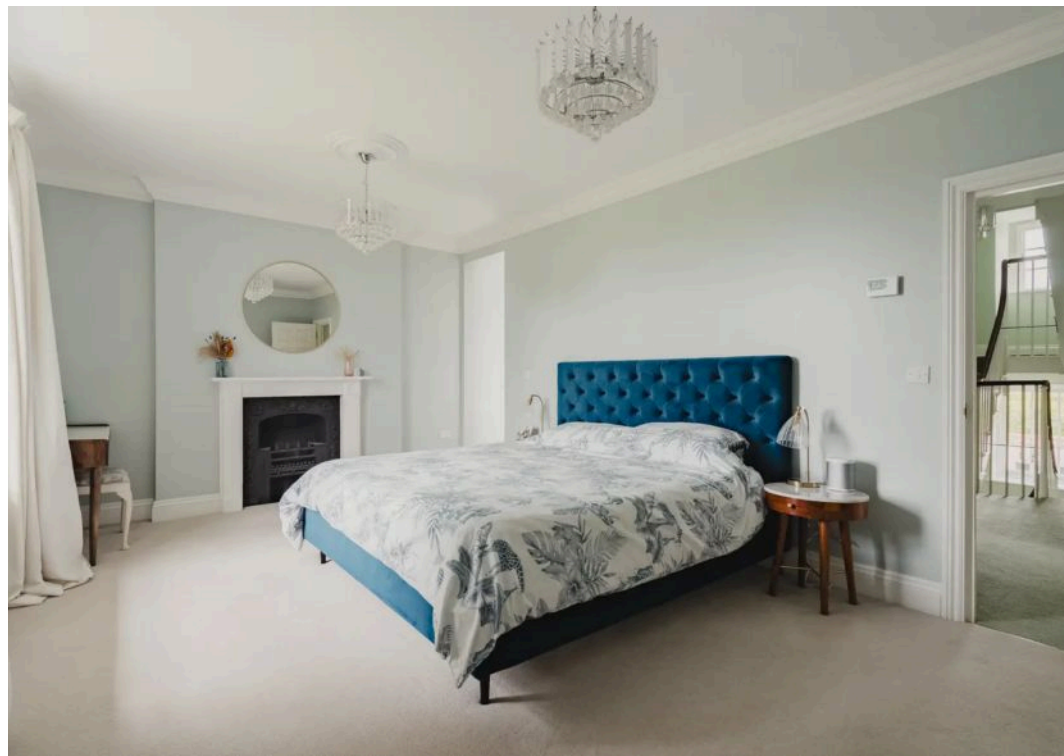
Outside there are electric gates leading to a large drive that can accommodate at least 6 cars along with a single garage with up and over door. To the rear of the house there is an enclosed courtyard perfect for outdoor dining and enjoying as a sun trap. To the front there is a large south east facing patio leading down to the lawned area with shrub and flower borders & many tree varieties including an evergreen Holm Oak, Walnut, Eucalyptus & Magnolia. To the lower end of the garden is the orchard area with apple and plum trees, a vegetable patch and large greenhouse which has power and a large storage shed.

**Buyers' Compliance Fee Notice** – Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

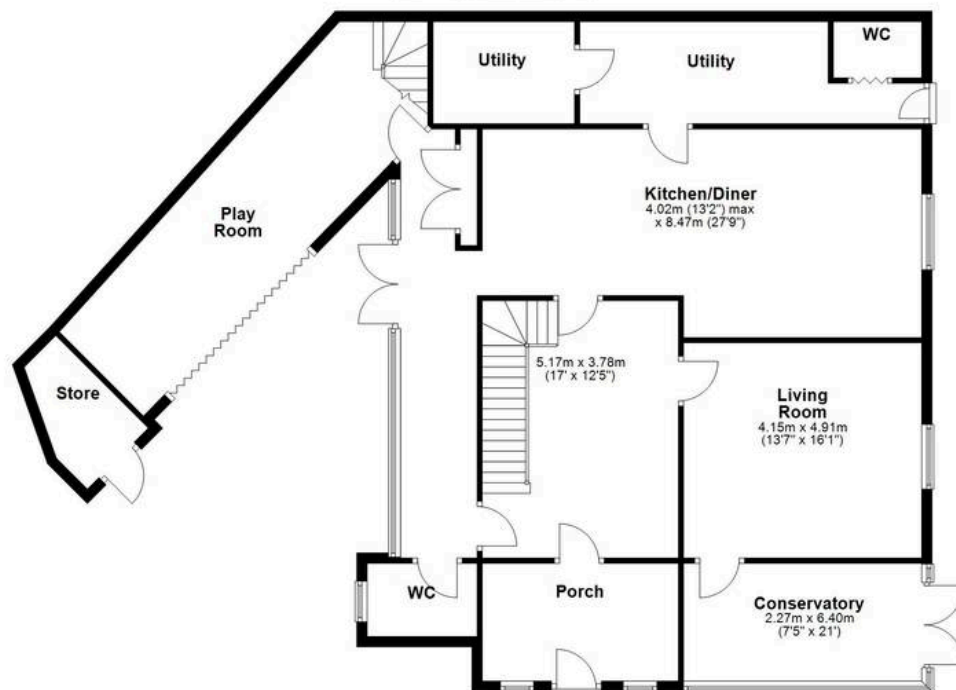
Please see the floorplan for room sizes.



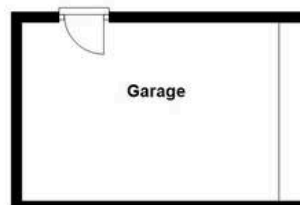
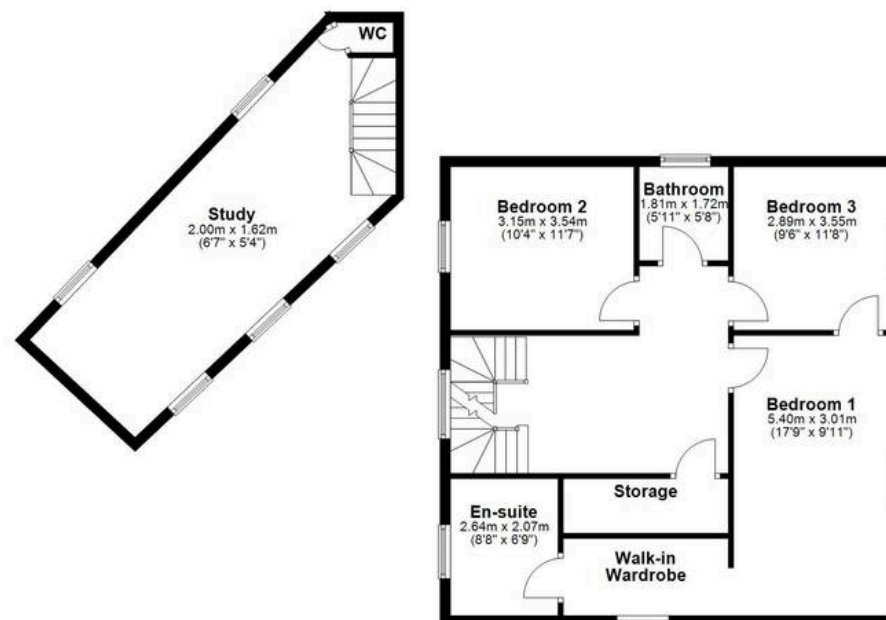




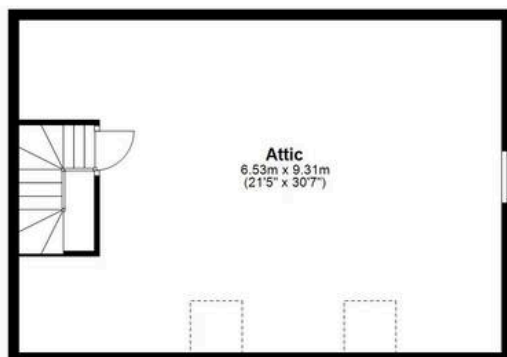
**Ground Floor**  
Approx. 174.9 sq. metres (1882.9 sq. feet)



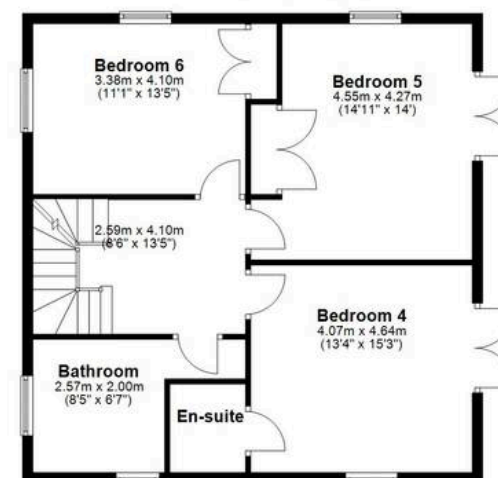
**First Floor**  
Approx. 98.6 sq. metres (1061.8 sq. feet)



**Third Floor**  
Approx. 60.3 sq. metres (648.6 sq. feet)



**Second Floor**  
Approx. 75.4 sq. metres (811.9 sq. feet)



Total area: approx. 409.3 sq. metres (4405.2 sq. feet)





Current Council Tax: Band G - MDDC 24/25 - £3950.93  
Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

**CHERITON BISHOP** offers something for everyone, situated as it is for hassle-free access to the A30 dual carriageway, for routes to Exeter (10 miles) or access to Okehampton and Cornwall. Similarly, Dartmoor is on the doorstep as is the magnificent Fingle Bridge for river walks overlooked by the imposing Castle Drogo. In the village itself, you'll find a shop with Post Office, a parish church, primary school, and doctor's surgery, nearby is the well-regarded The Old Thatch Inn, where you can snuggle up by the fire or dine in style.

**DIRECTIONS :** From the A30 take the Woodleigh junction the proceed into the village, take a right turn onto Church Lane, after the primary school head around to the left and The Cottage will be found along on the left.

What3Words: [///landings.compounds.untrained](https://www.what3words.com/landings.compounds.untrained)







# Helmores

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