



## Polford Cottage, Cheriton Bishop, EX6 6JG

Guide Price £795,000



# Polford Cottage

Cheriton Bishop, Exeter, EX6 6JG

- Gorgeous detached thatched property
- Separate one bedroom annexe
- Set in an acre of mature gardens
- Great access to A30 and Dartmoor
- Light, stunning interiors
- Four double bedrooms
- Rethatched 2022
- Ample parking
- No chain

Don't be deceived by the name Polford Cottage – this is so much more than just a cottage! At over two thousand sqft feet, the main house is Grade II listed and offers a terrific layout and plenty of space. It has been tastefully updated throughout by the current owners over their ownership which spans the past two decades. It's been a wonderful family home to bring up a young family but the time has come to let it go to a new owner and for them to enjoy all it has to offer. It's not often that we come across a thatched house of this size with all the work done, ready to move into. Even the thatch has been completely renewed in the past three years. The main house, combined with the annexe (more later) and the grounds of an acre – it's a winning recipe.







As mentioned, it's been very well looked after and improved and now offers three reception rooms, two bathrooms and four double bedrooms to the main house. The layout has been increased on the ground floor with the addition of a wonderful, full width extension on the rear which floods light into the kitchen/family room, opening out onto the gardens. On the front elevation are two generous reception rooms, a sitting room and more formal dining room, both with lots of character and large open inglenook fireplaces. There's a useful study, utility room and an extra shower room which completes the ground floor. Upstairs, there's the four double bedrooms and the family bathroom.

The Annexe is detached from the main house and located a few meters away. It's completely self contained with an open plan living area and kitchen to the ground floor with separate bathroom and a double bedroom. On the first floor are two more storage rooms and a shower room – see the floorplan. The annexe would suit a range of uses from dependants to guests, to a wonderful studio or home office – the possibilities are endless.

From the road, the driveway gives access to multiple parking options with two spaces easily accessible with steps through the garden to the front door, additionally, there is a further driveway in which leads to the side of the house and annexe providing more parking. The whole plot of approx. one acre is well established with areas of lawn, productive vegetable beds and a pretty bridge running over a small stream.

This is a truly wonderful set up, a family home, with an annexe and set in established gardens, will appeal to a range of buyers.





Agents Note: The property sits just outside of Dartmoor National Park and is adjacent to the road from Cheriton Bishop to Crockernwell.

### 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.

Current Council Tax: Polford Cottage Band D & Annexe Band A – Mid Devon

Approx Age: 1800

Construction Notes: Cob/thatch

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (septic tank)

Heating: Oil fired central heating and wood burner

Listed: Yes Grade II

Conservation Area: No

Tenure: Freehold



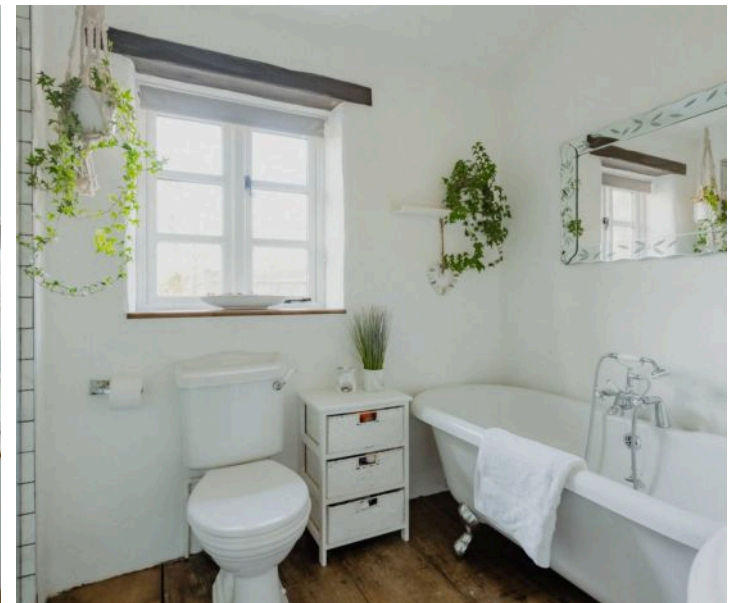
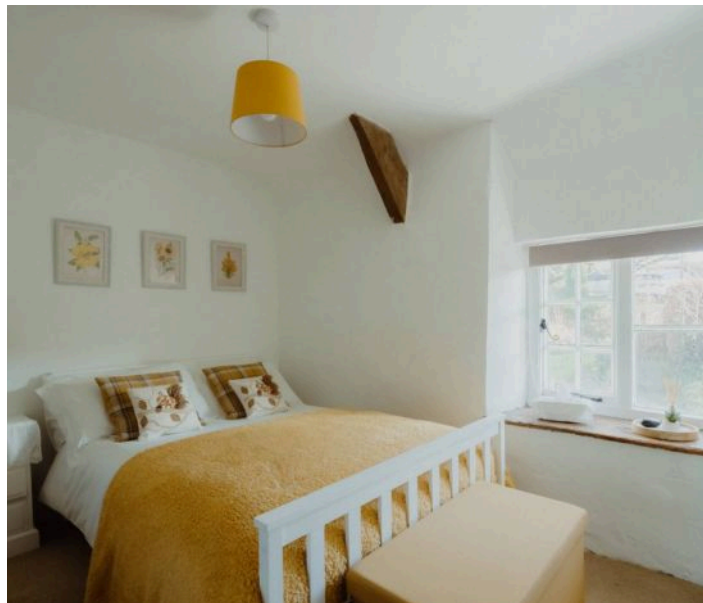
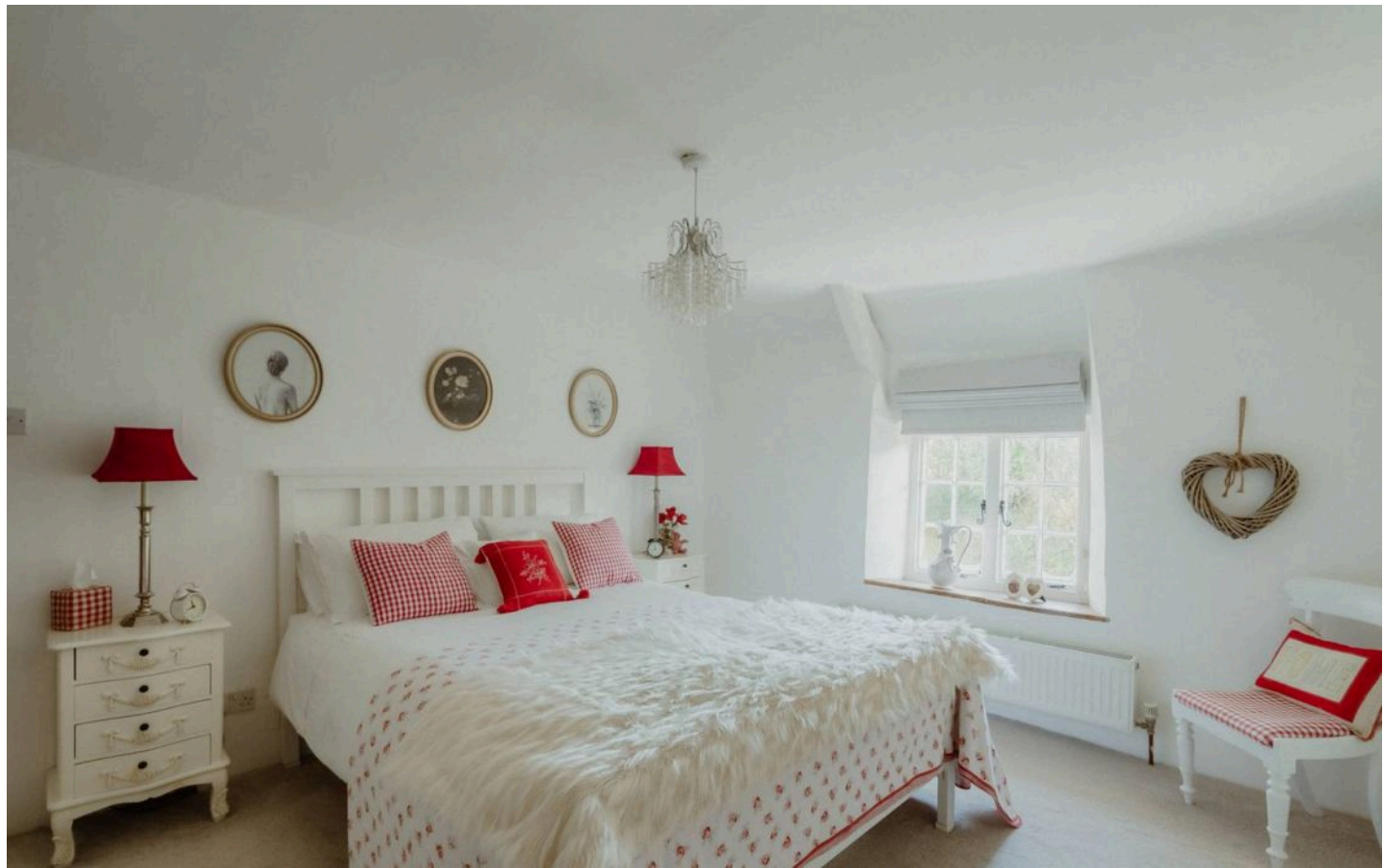


**CHERITON BISHOP** offers something for everyone, situated as it is for hassle-free access to the A30 dual carriageway, for routes to Exeter (10 miles) or access to Okehampton and Cornwall. Similarly, Dartmoor is on the doorstep as is the magnificent Fingle Bridge for river walks overlooked by the imposing 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 :** For sat-nav use EX6 6JG and the What3Words address is [///workloads.verb.selects](https://www.what3words.com////workloads.verb.selects) but if you want the traditional directions, please read on.

From the A30 at Whiddon Down take the "old A30" eastwards signposted to Crockernwell, Cheriton Bishop and Hittisleigh. Go through Crockernwell and down the hill, Polford Cottage will be found as you start to ascend, on the left.

From the A30 at Cheriton Bishop, go through Cheriton Bishop, as signed to Crockerwell and Whiddon Down, as you descend the hill, Polford Cottage will be found on the right before reaching the dip.



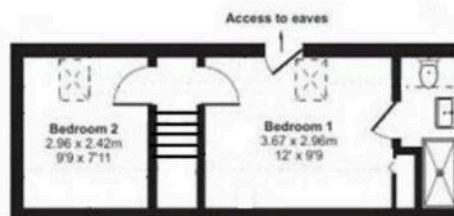




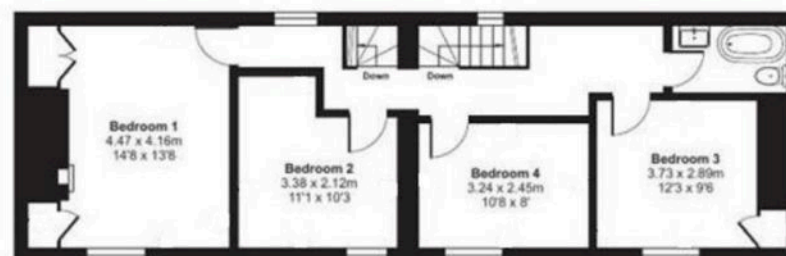




Annexe Ground Floor



Annexe First Floor



First Floor



Ground Floor

Approximate Area = 2043 sq ft / 189.8 sq m

Annexe = 661 sq ft / 61.4 sq m

Total = 2800 sq ft / 260.1 sq m





# Helmores

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