



## Sweetbriar Cottage, Cheriton Fitzpaine

Guide Price £369,000



# Sweetbriar Cottage

Cheriton Fitzpaine, Crediton, EX17 4JA

- Newly renovated village house
- Brand new kitchen and flooring
- 3 bedrooms and first floor bathroom
- Large living/dining room
- Utility room and sun room
- South facing and secure rear garden
- Further potential with unconverted loft room
- No chain

The pretty Mid Devon village of Cheriton Fitzpaine is conveniently located just 5 miles from Crediton, 7 miles from Tiverton, and 10 miles from both Cullompton and Exeter, offering excellent access to a range of shopping, schooling, and leisure facilities. This popular village is home to a modern Primary School, a community shop and a local farm shop with café along with two welcoming pubs, The Ring of Bells and The Half Moon, which are central to the community. Additionally, the village boasts a variety of social clubs to get involved in. There's a bus to secondary school in Crediton on a daily basis.

Nestled in the centre of this sought-after village, is this charming three-bedroom home with plenty of character. The attractive stone façade gives an indication that there's more to this than your average village cottage. The current owners have completed a recent renovation of the property which leaves very little for a new owner to do.





The kitchen in particular has been completely renewed (Feb 2025) and gives a modern edge to this characterful house. The property is a must-see to fully appreciate its unique appeal.

Internally, it lives up to the external appeal with a tiled entrance hall giving access to the large living/dining room, an ideal space to entertain or chill out, the size gives plenty of options for layouts plus there's a wood-burning stove making a lovely feature. The aforementioned kitchen and its central island will be a real attraction for many and there's a separate utility room too. Above the utility room is a loft room and this could be incorporated into the living spaces subject to the necessary permissions. To the rear of the living room is a sun room, overlooking the rear garden and a door here provides a further access to the gardens. The house has double glazing and oil fired central heating throughout. On the first floor, you'll find three well-proportioned bedrooms, one with a feature fireplace and one with built in storage, along with a family shower room and some eaves storage space.

Outside, the rear garden is a particular highlight of the house and steps lead up to patio and seating areas. The garden is easily manageable, featuring a level, south-facing lawn bordered by a mix of cottage garden flowers, shrubs, and small trees. A charming old brick wall edges one side of the garden, while at the far end, two timber sheds provide useful storage. This private, tranquil garden is a real gem and a perfect spot for outdoor enjoyment.





### 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: Band C – Mid Devon

Approx Age: 1800s

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating

Listed: No

Conservation Area: Yes

Tenure: Freehold

### DIRECTIONS

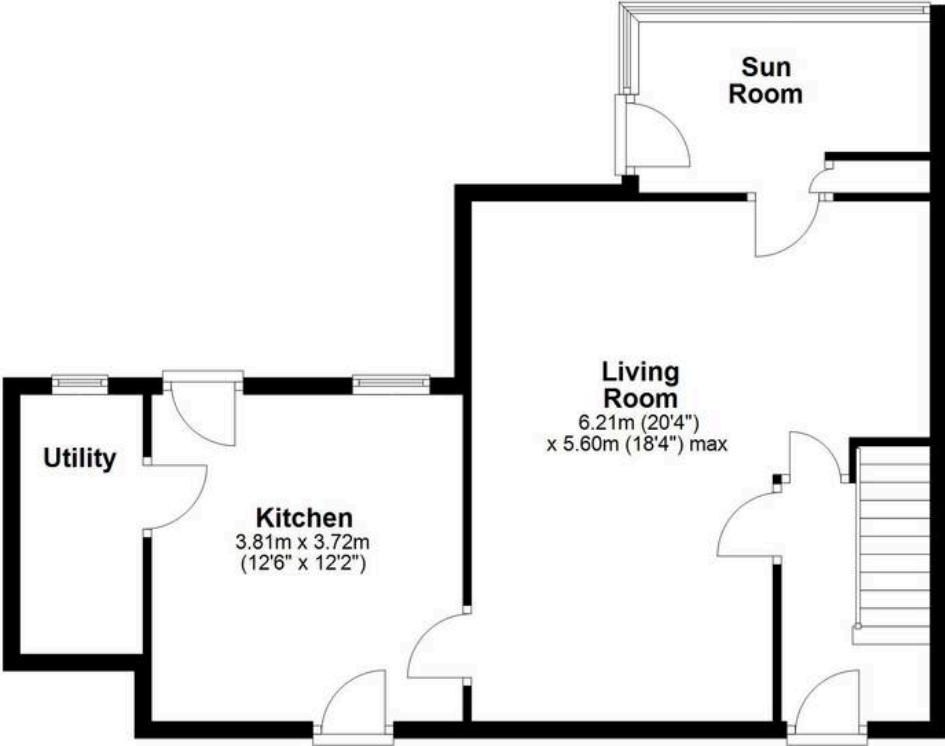
For sat-nav use EX17 4JA and the What3Words address is [///acclaim.suave.dined](#) but if you want the traditional directions, please read on.

When entering Cheriton Fitzpaine from the A3072 at Coffin Tree Cross (Crediton to Tiverton road), proceed to the junction beside The Half Moon Inn. Turn left and after approx. 300m, the property will be found on your left.

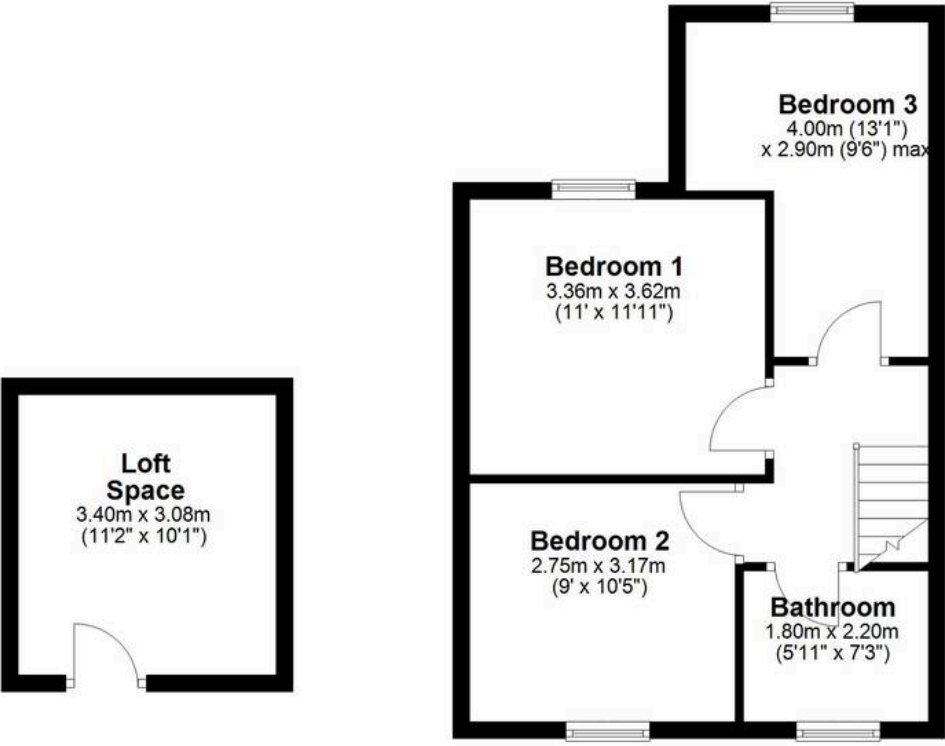




Ground Floor



First Floor







## Helmores

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