



1 Croft Cottages, Cheriton Bishop, EX6 6JU

Guide Price £425,000

1 Croft Cottages

Cheriton Bishop, Exeter

- Sought after village home
- Very well presented inside and out
- Pretty semi-detached thatched cottage
- Three double bedrooms
- Light, open plan kitchen/dining room
- Grade II listed
- Excellent garden with outbuildings
- Ample parking (room for caravan / motorhome)

Situated on a country lane on the edge of the sought-after village of Cheriton Bishop, this pretty Grade II Listed thatched cottage dates back to the early 18th Century and has been tastefully extended in more recent years to create a wonderfully spacious, and character-filled family home. Brimming with period charm throughout, the property enjoys a village position yet it's surprisingly private with the beautifully tended gardens, full of Spring and Summer colour being set to the side and rear with timber fencing and a gated entrance to the off-road parking, plus there's a couple of really useful outbuildings.

The cottage offers a great mix of character with plenty of exposed timbers and original features combined with the more modern rear kitchen extension with lots of light and views out to the gardens. For those cosy evenings, a wood-burner gives a warming glow but there is also oil fired central heating (external boiler). The current owners have lived here for 38 years and have created a comfortable and very well presented home, suitable





for a range of buyers. The village has a great community feel and with a primary school, very well regarded doctors surgery, pub and shop it has a traditional village feel but it's only 10 minutes to Exeter on the A30 which is less than a mile away. The layout is quite typical of a cottage of this age, although the more recent extension does give more space and a bit of a different (in a good way!) feel to the way the whole house is used. On the ground floor is a large living room with the wood-burner and a wealth of exposed timbers which opens into a useful additional space which would make a designated office or reading space without being cut off. The luxury shower room is well fitted and although in keeping has a modern and fresh feel. The kitchen extension is flooded with light though several windows and large sliding doors which open onto the garden. It's a sociable space, great for family life or entertaining and with room for a large table and chairs, could easily be the hub of the home. On the first floor are the three double bedrooms.

Outside, the plot is generous, running to the side and rear of the house and would keep the keenest of gardeners occupied without it being overwhelming. As previously mentioned, the garden is private and there are various areas for sitting out in the warmer months. There's a substantial, gently sloping lawn with an abundance of plants in the well-stocked borders. We particularly love the sunken garden which offers sheltered seating and a BBQ/firepit area. A historic well (safely covered) is a lovely feature and could give year round water for the garden too. There's off-road parking behind concealed gates which has been used for caravan/motorhome storage but the owners tend to park on the village lane outside. Two well built outbuildings provide storage or work/hobby space depending on the needs of the new owners.



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: 18th Century

Construction Notes: Cob and thatch

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Oil fired central heating and wood burner

Listed: Yes Grade II

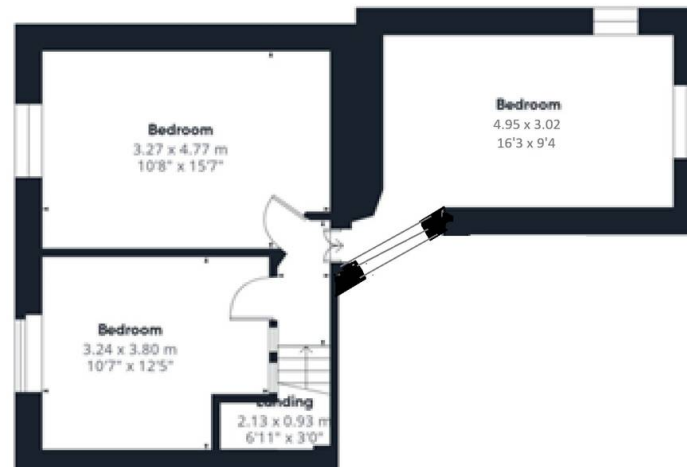
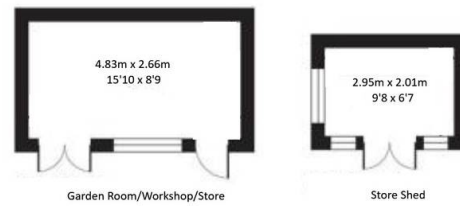
Conservation Area: Yes

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 6JU and the What3Words address is [///throats.phantom.shortcuts](https://www.what3words.com////throats.phantom.shortcuts)







Helmores

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