



Polford Cottage



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Cheriton Bishop, Exeter, EX6 6JG

Crockernwell 0.5 miles, Cheriton Bishop 0.7 miles, A30 1.7 miles, Exeter 12.8 miles

A beautifully presented thatched cottage with a detached annexe set in landscaped grounds approaching one acre.

- Beautifully presented family home
- Rethatched in 2022
- 4 bedrooms
- Landscaped grounds
- Council Tax Band E
- Grade II Listed
- Open plan kitchen/family room
- Detached 1 bed annexe
- Freehold

Guide Price £875,000

## SITUATION

The property is situated in a semi-rural location, just outside the boundary of Dartmoor National Park, equidistant between the small village of Crockernwell and the larger village of Cheriton Bishop.

The village of Cheriton Bishop (0.7 miles) offers a good range of facilities including a pub, primary school, church, doctor's surgery (CQC rated Outstanding), post office and village store. Access to the A30 dual carriageway is just over 1.7 miles at Woodleigh junction and also 3 miles to the west, at Whiddon Down, which provides excellent access to the west into Cornwall, and to the east to Exeter and the M5 motorway. The university and cathedral city of Exeter has a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre and recreational pursuits. Exeter also has mainline railways services to London Paddington and Waterloo whilst its international airport lies just to the east of the city.

## DESCRIPTION

Polford Cottage is a beautifully presented Grade II Listed detached cottage set in landscaped grounds approaching one acre. The Listed Buildings notes suggest it dates from the late 18th Century. Of rendered cob and stone elevations beneath a thatched roof, it offers an abundance of character features including original fireplaces and many exposed ceiling beams. In addition to the main property and accessed via a separate entranceway, is a single storey annexe.



## ACCOMMODATION

A covered porch with pitched slate roof leads to an entrance hall with slate flooring and doors to the principal living rooms. The sitting room has a wonderful feature stone fireplace with oak lintel, bread oven and fitted cupboard. The dining room has another original fireplace with bread oven and exposed stonework, ornate ceiling beams and stairs rising to the first floor. To the rear of the property, the owners have created a wonderful farmhouse-style kitchen/family room. This is comprehensively fitted with a matching range of eye and base level units with a Belfast sink and central island unit. There is also a recess for a range-style cooker. The kitchen is open plan to the part-glazed family room which has ample space for dining table and chairs as well as French doors to the garden. Off the kitchen is a useful utility room with storage cupboards, sink and space with plumbing for a washing machine. An inner hallway from the kitchen leads to the study and ground floor bathroom with Victorian-style roll top bath, separate walk-in shower and wc and a further door to the garden. On the first floor are four bedrooms and a family bathroom.

## ANNEXE

Accessed via a separate entranceway is a detached single storey annexe with useful first floor storage area. It comprises open plan sitting room/kitchen as well as bedroom and bathroom.

## GARDENS

To the front of the main cottage is a parking bay for two vehicles accessed directly from the lane with steps leading down through the front gardens to the front door. Beyond this the main driveway sweeps down to the large parking and turning area at the side of the cottage. To the right of this is a grass bank hedgerow which borders farmland. The front garden is laid mainly to lawn and interspersed by shrubs, trees and flowers. The majority of the grounds, which approach an acre, lie to the rear with level lawned areas that are well stocked with mature hedging, shrub beds and trees. A wooden bridge leads over a small stream to a wild meadow.

## SERVICES

Mains water, mains electricity. Private drainage (sewage treatment plant). Oil-fired central heating. Polford Cottage was rethatched in 2022.

## DIRECTIONS

From Exeter proceed on the A30 dual carriageway west towards Okehampton. After approximately 10 miles leave at the Woodleigh junction signposted Cheriton Bishop. Continue into and through the village towards Crockernwell and after approximately 0.8 miles, heading down the hill, Polford Cottage can be found on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2043 sq ft / 189.8 sq m  
 Limited Use Area(s) = 96 sq ft / 8.9 sq m  
 Annexe = 661 sq ft / 61.4 sq m  
 Total = 2800 sq ft / 260.1 sq m  
 For identification only - Not to scale

First Floor

Denotes restricted head height

Annexe First Floor

Ground Floor

Annexe Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). Gridhecom 2024. Produced for Stags. REF: 1139232



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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