

Bay Tree House

# Bay Tree House

Crockernwell, Exeter, EX6 6NR

Exeter City Centre 13.9 miles

A beautifully presented family home located on the outskirts of a sought-after Devon village, offering stunning panoramic views.

- · Beautiful rural views
- 3-4 bedroom chalet bungalow
- Open plan kitchen/dining room
- Double garage
- EPC B

- No onward chain
- · Recently refurbished throughout
- Well maintained gardens
- Freehold
- · Council tax band E

# Guide Price £625,000

#### SITUATION

The property is situated in a semi-rural location approximately half a mile from the small village of Crockernwell and just within the northern boundary of the Dartmoor National Park which provides thousands of beautiful unspoilt moorland acres in which to enjoy a number of outdoor pursuits including: walking, riding, cycling and fishing.

The village of Cheriton Bishop (1.5 miles) offers a good range of facilities including a pub, primary school, church, doctor's surgery (CQC rated Outstanding), post office and village store. The picturesque village of Drewsteignton (1.5 miles) can be seen from the property and just beyond are Castle Drogo and Fingle Bridge. Access to the A30 dual carriageway is just over 2 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

An immaculately presented detached family home situated on the edge of a popular Devon village with magnificent panoramic views over Dartmoor National Park. This recently refurbished and versatile property provides accommodation over two floors with an entrance porch leading to an inner hallway with WC, open plan kitchen/dining room, shower room/utility, sitting room, office/bedroom and a further double bedroom on the ground floor. On the first floor are a further two bedrooms both with ensuite shower rooms and a dressing room. Surrounding the property are well maintained gardens amounting to 0.40 acres with ample private parking and a detached double garage with a first floor storage area providing scope for conversion, subject to securing the necessary consents.

## **ACCOMMODATION**

A gravel path leads to an entrance porch and into the inner hallway with WC and stairs rising to the first floor. The dual aspect sitting room has an inbuilt fireplace and wonderful south facing views towards Dartmoor National Park. The kitchen/dining room has wall and floor mounted modern kitchen units with integrated appliances and bi-folding doors leading out to a south facing paved terrace and gardens. On from the kitchen is an office/bedroom 4, a utility/shower room and a ground floor double bedroom.

Stairs from the inner hallway lead up to a landing off which is a double bedroom with ensuite shower room, and a principle bedroom with walk-in dressing room and ensuite bathroom.

## **GARDENS & GARAGING**

To the front of the house is a large gravel parking area with pathways leading to the front door and rear terrace. The house is surrounded by well maintained gardens, which are primarily laid to lawn, with established hedges along the boundary and a south facing paved terrace with farreaching views over Dartmoor National Park.

The detached double garage has electric sectional doors and a useful first floor storage room which offers the potential for conversion, subject to gaining the necessary consents.

# **SERVICES**

Main electric and water. Private drainage septic. 4kw solar with battery. Oil central heating with external combi boiler

7kw car charger

Broadband - full fibre

Mobile - All major networks available

#### DIRECTIONS

From Exeter proceed on the A30 westwards towards Okehampton.
Continue to the Woodleigh junction exit signposted Cheriton Bishop and
Castle Drogo. Go through both the villages of Cheriton Bishop and
Crockernwell and Baytree House can be found on the left after
approximately half a mile.

What3words - elsewhere.cricket.receive



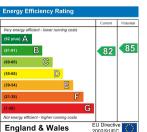




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