



Bay Tree House



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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 far-reaching 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



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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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Approximate Area = 1615 sq ft / 150 sq m (excludes garage)
 Limited Use Area(s) = 45 sq ft / 4.2 sq m
 Total = 1660 sq ft / 154.2 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor
 Kitchen / Dining Room: 7.87 x 3.07m (25'10 x 10'1)
 Sitting Room: 5.43 x 4.05m (17'10 x 13'3)
 Bedroom 4: 3.61 x 2.21m (11'10 x 7'3)
 Utility: 2.49 x 1.78m (8'2 x 5'10)
 Bedroom 3: 5.47 x 2.88m (17'11 x 9'5)

First Floor
 Bedroom 2: 4.58 x 4.33m (15' x 14'2)
 Bedroom 1: 4.34 x 4.11m (14'3 x 13'6)
 Dressing Room: 3.14 x 2.58m (10'4 x 8'6)

Garage First Floor
 Loft Store: 6.52 x 3.93m (21'5 x 12'11)

Garage Ground Floor
 Garage: 6.63 x 6.38m (21'9 x 20'11)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Stags. REF: 1205647