

## 1 Croft Cottage

Cheriton Bishop, Exeter, Devon, EX6 6JU

Tedburn St Mary 4.6 miles; Dunsford 4.4 miles. Exeter 11 miles.

# A charming Grade II Listed thatched cottage with beautiful gardens in a sought-after Devon village

- · Charming thatched cottage
- Grade II Listed
- Open plan kitchen/breakfast room
- Two garden sheds
- EPC D

- Sought-after village location
- Three double bedrooms
- Well maintained gardens
- Freehold
- Council tax band C

### Guide Price £425,000

#### SITUATION

Cheriton Bishop is a thriving community on the northern flanks of the Dartmoor National Park and has a pub, post office/stores, health centre and village hall along with primary school (2 - 11 years). The nearby village of Tedburn St Mary has a similar number of facilities. The university and cathedral city of Exeter (11 miles) has all the amenities one would expect of a centre of its importance, including excellent shopping, dining, theatre and sporting amenities. Exeter has two railway stations on the Paddington and Waterloo lines and an international airport.







#### **DESCRIPTION**

A charming Grade II Listed thatched cottage of early 18th Century origins and more modern day extensions in the sought-after Devon village of Cheriton Bishop. This characterful semi-detached family home offers spacious accommodation arranged with a sitting room, reading room, kitchen/breakfast room with a useful utility area, and shower room on the ground floor, and three bedrooms on the first floor. To the side and rear of the property is a beautifully maintained cottage garden with off street parking as well as a useful storage building and garden shed.

#### **ACCOMMODATION**

A stable door leads into a spacious, period featured sitting room and reading room with ceiling beams and an inglenook fireplace with woodburner. A door leads into an open plan kitchen/breakfast room with modern wall and floor mounted units with a useful utility area and both patio doors and s stable door leading to the garden. Off the sitting room is a modern shower room with WC.

Stairs from the reading room lead to a hallway off which are three double bedrooms

#### **GARDENS**

To the rear and side of the cottage are beautifully maintained gardens, largely laid to lawn, but also featuring two cleverly designed paved seating areas and two useful garden sheds. The present owners have also created a useful off street parking area.

#### **SERVICES**

Mains water, drainage and electricity.

Oil-fired central heating

Bandwidth - 40mb/s

#### **DIRECTIONS**

From Exeter proceed on the A30 westwards towards Okehampton exiting at the Woodleigh junction signposted Cheriton Bishop. On entering the village continue past The Old Thatch pub on the left then take the right turn onto Church Lane. Proceed up this lane passing the church and at the end of the lane follow the road round to the left. The property is located on your right.

What3words - finely.expecting.case



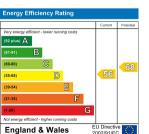




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