



1 Croft Cottage





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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 a 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





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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