



St Mary's Cottage



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Stockleigh English, Crediton, Devon, EX17 4DD

Cheriton Fitzpaine 1.5 Miles. Tiverton 10 Miles. Crediton 5 Miles.
Exeter 11 Miles.

Located in a quiet hamlet, St Mary's Cottage is the epitome of a beautiful country cottage with the benefit of sympathetic modernisation.

- Quintessential chocolate box cottage
- Charm and character throughout
- Grade II Listed
- Rural hamlet within easy reach of amenities
- Council Tax Band E
- Three bedrooms & Two bathrooms
- Sympathetically modernised
- Charming cottage garden & Off road parking
- No onward chain
- Freehold

Guide Price £375,000

SITUATION

St Mary's Cottage is beautifully located on the edge of the quiet hamlet of Stockleigh English, only a short distance from Cheriton Fitzpaine.

Cheriton Fitzpaine, a delightful village, is a short distance away and offers schooling, a church, two pubs, community shop and Thorne's farm shop.

Both Tiverton and Crediton are an easy driving distance. The market town of Tiverton, is a busy local hub that has all the usual shopping, commercial and recreational facilities. Crediton, similarly, hosts a range of amenities, including restaurants, shops, pubs and schooling.

The county town and cathedral city of Exeter is about 11 miles distant and has all the amenities and facilities expected, including one of England's finest Cathedrals, an internationally renowned University and a busy regional airport with national and international flights.

DESCRIPTION

Dating back to 1530s, the former church house, St Mary's Cottage is the quintessential thatched country cottage, oozing character and offering a charming haven away from the hustle and bustle of daily life.

Period features throughout only adds to the charm of this three bedroom, two bathroom cottage, whilst the outside spaces compliment the property with a lawned area, brick paved pathway and off-road parking.



ACCOMMODATION

The ground floor offers a charming space for gatherings with friends and family. The large, triple aspect, sitting room welcomes you in to the property. Offering plenty of natural light, this room features character features, exposed beams and oil-fired stove with coal effect. A doorway leads through to the sympathetically modernised kitchen featuring a plank and muntin screen. Fitted with wall and base units and wooden worktops, and benefiting from integrated electric oven and hob, extractor, dishwasher, whilst offering further space for fridge/freezer and washing machine. Within the old inglenook fireplace, sits a working Rayburn, providing additional warmth and further cooking space. A door leads out to the paved and gravelled area.

Stairs lead to the first floor landing. The dual aspect master bedroom enjoys views over both, the rear garden and churchyard, and also over the southern aspect of the garden. Also benefiting from an ensuite WC with washbasin, this master bedroom is your own quiet sanctuary. Both bedroom two and Bedroom three are at the northern end of the property. Bedroom two enjoys views over the rear garden and church beyond. Bedroom three has a westerly aspect and benefits from fitted wardrobe and built in cupboard. The family bathroom has been beautifully modernized without compromise. Still featuring exposed beams and a cottage window, the bathroom is fitted with bath and shower over with white wall tiles, white wash basin with vanity unit and WC.

OUTSIDE

Gated access can be found to either side of the property, with the paved driveway to the southern end of the property. The paving continues around the rear of the property offering a lovely area for alfresco dining. Further areas of lawn can be found to the rear, whilst another is located to south of the property and is a blank canvas for the new owners to make their own. Two sheds are situated within the property boundary, offering additional storage space.

AGENTS NOTE

The majority of doors and windows within the property were replaced in 2022. New timber framed casement windows and monkey tail handles installed.

The thatched ridge was replaced and new kitchen installed in 2022.

SERVICES

Mains electricity and water. Private drainage via septic tank. Oil fired Rayburn supplying central heating and hot water.

Ofcom predicted broadband services - Standard: Download 15Mbps, Upload 1Mbps.

Ofcom predicted mobile coverage for voice and data: Internal – O2, Vodafone, EE (Limited) & Three (Limited). External - EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council. Stockleigh English Conservation Area.

DIRECTIONS

In Stockleigh English, the cottage is beside the Parish Church.

From Cheriton Fitzpaine proceed out of the village, leaving St Matthews Church on your right. Following the 'Stockleigh English' signs, remain on the same road. After about 1.5 miles proceed up the long hill pass Stockleigh Court and round the bend. The property is the next on the right.



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.

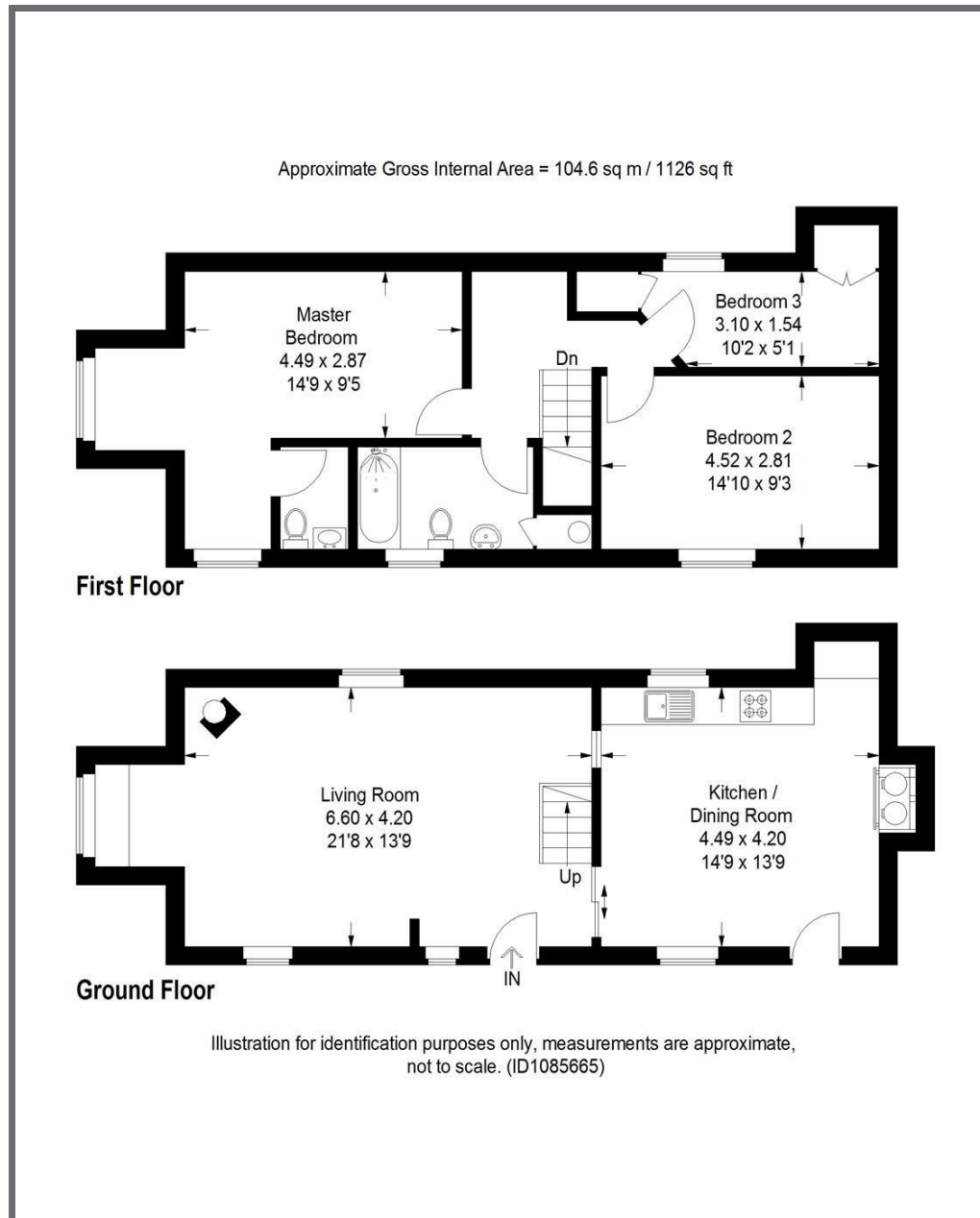


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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