



Cawsand View Cheriton Bishop, Exeter, EX6 6JA  
Price Guide £975,000

An exceptional six-bedroom detached residence extending to approximately 4,071 sq ft, set within a generous plot and enjoying breathtaking countryside views towards Dartmoor National Park. This impressive home offers expansive living space, superb flexibility and excellent annex or multi-generational living potential.

The property is entered through a large and welcoming entrance hallway that immediately highlights the scale of the accommodation. The ground floor features a spacious living room with a beautiful feature fireplace, creating a warm and inviting space for relaxing or entertaining. This flows through to the large kitchen and dining room, which forms the heart of the home and benefits from direct access to the rear garden, perfectly framing the stunning panoramic views across the countryside towards Dartmoor.

Also on the ground floor is a dedicated home office, a downstairs WC, and a secondary kitchen/utility area, providing additional practicality and supporting the home's flexible layout.

A particularly attractive feature is the excellent annex potential created by a separate section of the property that includes a secondary private staircase, the secondary kitchen/utility space, and the double garage. Currently, half of the garage has been converted into a home gym while the remaining section functions as a garage. Above this area is a large bedroom with en-suite and space for a living area, creating an ideal arrangement for guest accommodation, extended family living or a self-contained annex.

The first floor of the main house features a generous principal bedroom suite with walk-in wardrobe, en-suite and Juliet balcony enjoying beautiful views towards Dartmoor. This floor also offers three further bedrooms, one with en-suite, along with a family bathroom.

The second floor provides a large additional bedroom suite with en-suite and space for a seating area, ideal as a guest suite or private retreat.



## Downstairs

The ground floor of Cawsand View has been thoughtfully designed to provide a superb balance of impressive reception space, practical family living and flexible accommodation, all arranged around a large and welcoming entrance hallway that immediately reflects the scale of the home.

Upon entering, the spacious hallway creates a strong first impression and provides access to the principal living areas. The main living room is a beautifully proportioned space, ideal for both relaxing and entertaining. A striking feature fireplace forms the focal point of the room, adding warmth and character while creating a comfortable environment for family living.

Flowing from this space is the expansive kitchen and dining room, which forms the true heart of the home. This impressive area offers extensive work surfaces, ample storage and generous room for a large dining table, making it perfectly suited for family gatherings and entertaining. Doors lead directly out to the rear garden, allowing natural light to fill the room while framing the spectacular countryside views across to Dartmoor, creating a seamless connection between the interior living space and the surrounding landscape.

Also on the ground floor is a dedicated home office, ideal for those working remotely, alongside a convenient downstairs WC for guests and day-to-day practicality.

A particularly versatile and exciting feature of the property lies in the separate section of the ground floor that offers excellent annex potential. This area incorporates a secondary kitchen/utility space, providing plumbing and workspace that could easily support independent living arrangements. This section also connects to the double garage, where half has been converted into a home gym while the remaining half continues to function as a garage, offering additional flexibility for storage or workshop use.

Crucially, this part of the property benefits from its own private secondary staircase, which leads to a large bedroom suite above. This impressive room already benefits from an en-suite bathroom and offers ample space for both a sleeping area and an additional seating or living area. Positioned above the gym, secondary kitchen/utility and garage area, this layout naturally lends itself to being adapted into a self-contained annex, making it ideal for multi-generational living, guest accommodation, independent family members, or even a private work-from-home suite.

Overall, the ground floor delivers an exceptional blend of spacious reception rooms, practical family spaces and outstanding future potential, all set against the backdrop of the property's beautiful countryside setting and far-reaching Dartmoor views.



## Upstairs

The upper floors of Cawsand View continue the impressive sense of space and flexibility found throughout the home, providing beautifully proportioned bedroom accommodation alongside versatile additional living areas.

On the first floor, the standout feature is the principal bedroom suite, a generous and tranquil space designed to take full advantage of the property's elevated position. The bedroom benefits from French doors opening onto a Juliet balcony, perfectly framing the stunning panoramic views across the surrounding countryside towards Dartmoor. This luxurious suite is further enhanced by a walk-in dressing room, providing excellent storage and wardrobe space, and a well-appointed en-suite bathroom, creating a comfortable private retreat.

Also located on this floor are three further spacious double bedrooms, each offering excellent proportions and plenty of natural light. These rooms are well suited for family members, guests or adaptable uses such as additional office or hobby space. One of these bedrooms benefits from its own en-suite bathroom, while the remaining bedrooms are served by a family bathroom, thoughtfully positioned from the landing.

The property also benefits from an additional bedroom suite located on the second floor, offering an exceptionally large and versatile space. Currently arranged as a bedroom area with its own en-suite bathroom, this floor provides ample room for both sleeping and seating areas, making it ideal as a guest suite, private retreat for older children or an additional living space.

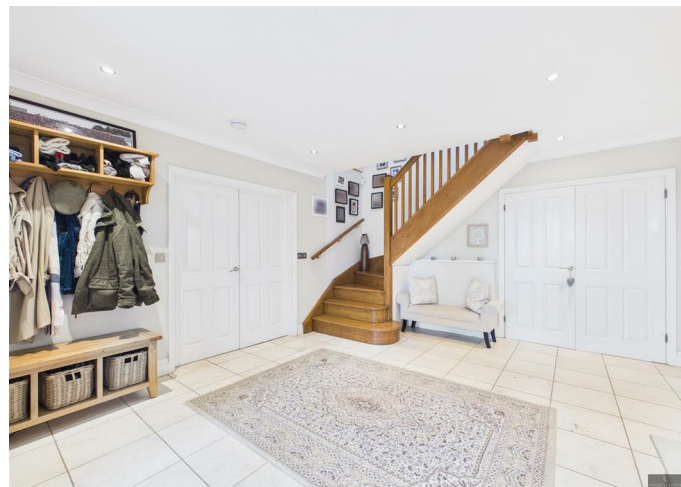
In addition, above the annex section of the home and accessed via the private secondary staircase, is a large bedroom with en-suite and space for a seating or living area, currently used as a games room. This space complements the annex potential below and provides an ideal arrangement for independent living or guest accommodation.

## Outside and Location

The external setting of Cawsand View is one of the property's most impressive features, perfectly complementing the scale of the home and making the most of its elevated countryside position within the sought-after village of Cheriton Bishop.

To the front of the property, a large private driveway provides generous off-road parking for multiple vehicles, creating a practical and welcoming approach to the home. The driveway also provides access to the double garage, where part of the space has been converted into a home gym, while the remaining section continues to function as a garage, offering additional storage or parking flexibility. The property also benefits from an EV charging point, supporting modern and sustainable living. The wide frontage and positioning of the house give the property a strong sense of privacy and space.

To the rear, the property benefits from a good-sized garden, perfectly positioned to capture the spectacular rural surroundings. The garden offers ample space for outdoor seating, family use and entertaining, with plenty of potential for landscaping, lawned areas or additional outdoor dining spaces. From the garden and rear of the house, you can enjoy far-reaching panoramic views across the rolling Devon countryside towards Dartmoor National Park, creating a stunning and ever-changing natural backdrop throughout the seasons.



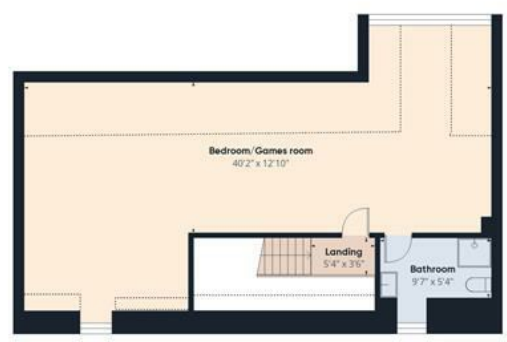




Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
4078 ft<sup>2</sup>  
Reduced headroom  
366 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



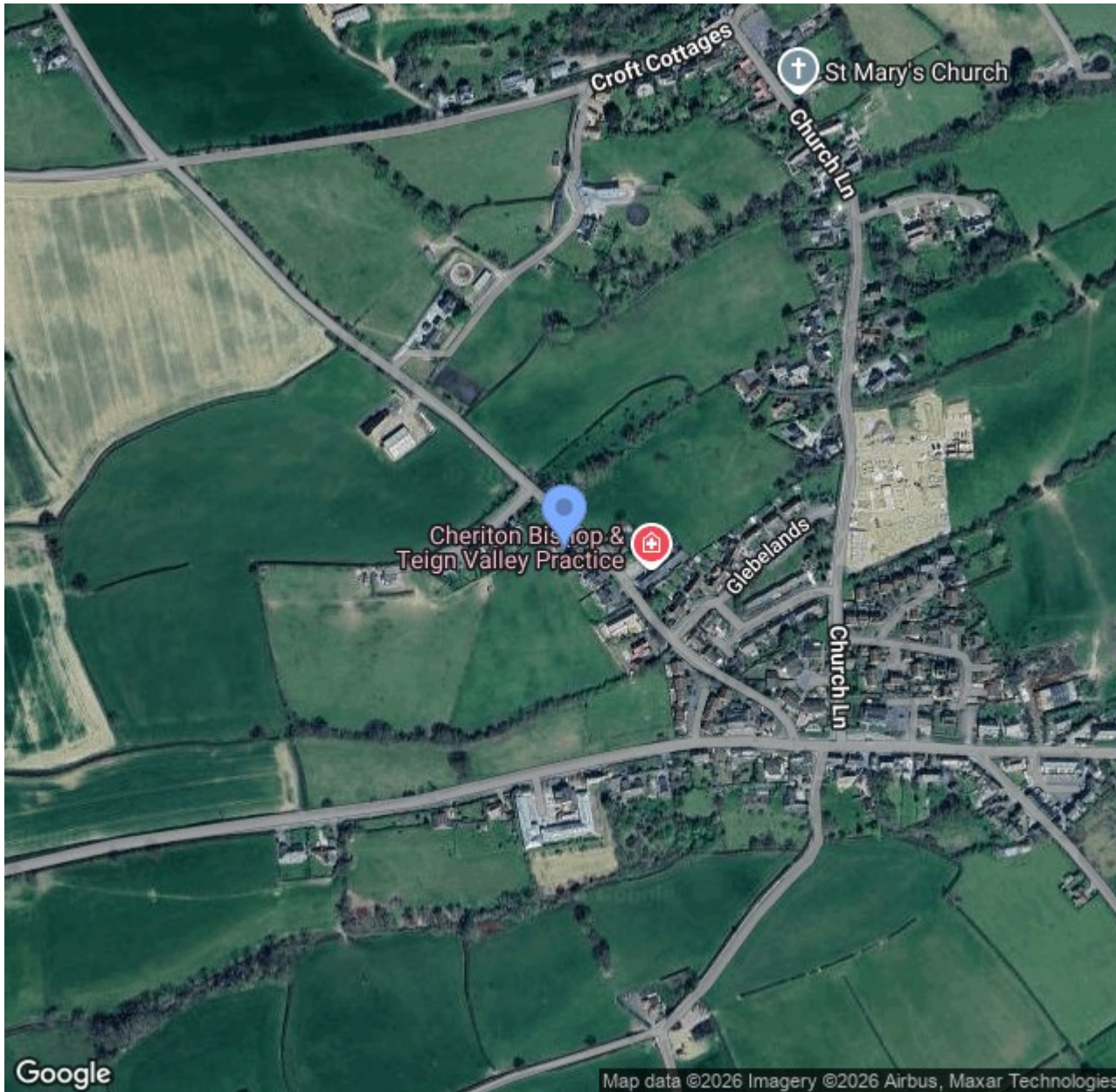
The outlook is one of the home's most striking features, providing a rare sense of openness and tranquillity while still being connected to local amenities. The elevated position ensures the property enjoys beautiful uninterrupted views, making the outdoor areas a wonderful place to relax and take in the surrounding landscape. The property also benefits from solar panels installed on the roof, enhancing energy efficiency and contributing to lower running costs.

Cawsand View is located in the popular village of Cheriton Bishop, a highly desirable rural community situated on the edge of Dartmoor National Park. The village offers a welcoming community atmosphere along with local amenities including a village pub, primary school and village hall. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, making it ideal for those who enjoy an active lifestyle.

Despite its peaceful rural setting, the property remains conveniently located with excellent transport links to Exeter, which lies approximately 15 minutes away, providing access to extensive shopping, restaurants, schooling and mainline transport connections. The nearby A30 also offers easy access across Devon and Cornwall.

Overall, the outside space and location combine to create a rare blend of countryside tranquillity, impressive views and practical family living, making Cawsand View a truly special home.





- Impressive six-bedroom detached residence extending to approximately 4,071 sq ft
- Stunning panoramic countryside views towards Dartmoor National Park
- Beautiful open-plan kitchen and dining room with direct access to the garden
- Spacious living room with feature fireplace
- Principal bedroom suite with walk-in wardrobe, en-suite and Juliet balcony
- Large second-floor bedroom suite with en-suite and space for seating area
- Excellent annex potential with secondary staircase, secondary kitchen/utility and converted garage space
- Double garage (part converted to gym) and large private driveway
- Located in the sought-after village of Cheriton Bishop with easy access to Exeter and Dartmoor
- Generous private garden positioned to maximise the spectacular countryside views