



The Cottage



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Cheriton Fitzpaine, Devon, EX17 4JG

Exeter 11 miles, Tiverton Parkway 19 miles, Exeter Airport 16 miles

A charming four-bedroom cottage situated in a popular Devon village, having benefited from a comprehensive programme of refurbishment while retaining its character and appeal.

- Set over three floors
- Versatile dining room
- Private patio and lawn
- Further bedroom and bathroom
- Council Tax Band: D
- Spacious kitchen/dining area
- Large sitting room with wood burner
- Three first-floor bedrooms
- Solar Power
- Freehold

Guide Price £425,000

SITUATION

The Cottage occupies a delightful rural position in the sought-after village of Cheriton Fitzpaine, surrounded by the rolling countryside of Mid Devon. Set within a peaceful and picturesque setting, the property enjoys the charm and tranquillity of village life whilst remaining conveniently placed for access to the surrounding market towns and the regional centres of Exeter and Crediton.

Cheriton Fitzpaine is a thriving and well-regarded village, with a strong sense of community and a range of local amenities including a village shop, public house, primary school and church. The surrounding countryside provides an abundance of opportunities for walking, cycling and enjoying the unspoilt landscape of the Devon countryside. The nearby market town of Crediton provides a broader range of everyday facilities, including independent shops, supermarkets, cafés, restaurants and professional services, whilst Exeter, approximately 13 miles away, offers an extensive range of shopping, leisure, cultural and educational amenities. Exeter also provides excellent transport links, with regular rail services to London Paddington and the national road network readily accessible via the A30 and A377.



DESCRIPTION

The Cottage is an attractive and versatile four-bedroom home arranged over three floors, offering well-proportioned accommodation with a warm and welcoming feel throughout. The property is entered into a particularly well-sized kitchen, with ample room for a dining table and a good range of fitted units and workspace. The kitchen flows naturally through to a separate dining room, a versatile space which could readily adapt to a variety of uses according to the needs of the household, whether as a formal dining room, playroom, study or home office.

Beyond this is the generously proportioned sitting room, providing a lovely focal point to the home and featuring a woodburning stove, creating a cosy and inviting space in which to relax. French doors open from the sitting room onto steps leading up to a paved patio area, providing an excellent setting for outdoor entertaining and enjoying the surrounding countryside.

The first floor provides three well-proportioned double bedrooms, together with a stunning family bathroom. The accommodation continues to the second floor, where a further double bedroom is complemented by an additional bathroom, making this an ideal arrangement for families, visiting guests or those requiring flexible space for working from home. Overall, The Cottage offers beautifully versatile accommodation arranged over three floors, combining generous living spaces with four double bedrooms and the flexibility required for modern family life.

GARDEN

The outside space is a lovely complement to the property, with steps leading from the French doors to a paved patio area, providing an ideal spot for al fresco dining and entertaining. Beyond the patio is a private lawned area, offering a pleasant and secluded space for relaxing outdoors, enjoying the sunshine or for children to play.

AGENT'S NOTE

There are various easements in relation to parking and right of access to the property. Please speak to agent for further information.

SERVICES

Utilities: mains drainage, electricity and water

Solar power: Highest Feed-in tariff rate secured for 30 years in 2011.

Free electricity during the daytime. Payments are made back to vendor quarterly for what is sold back to the grid. (Vendor receives £3000 per annum approx.)

Heating: Oil fired combi boiler for hot water and central heating. Cooking by recent oil fired Rayburn

EE, O2, Vodafone and Three mobile network likely available (Ofcom)

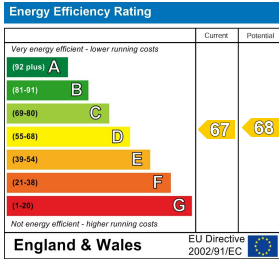
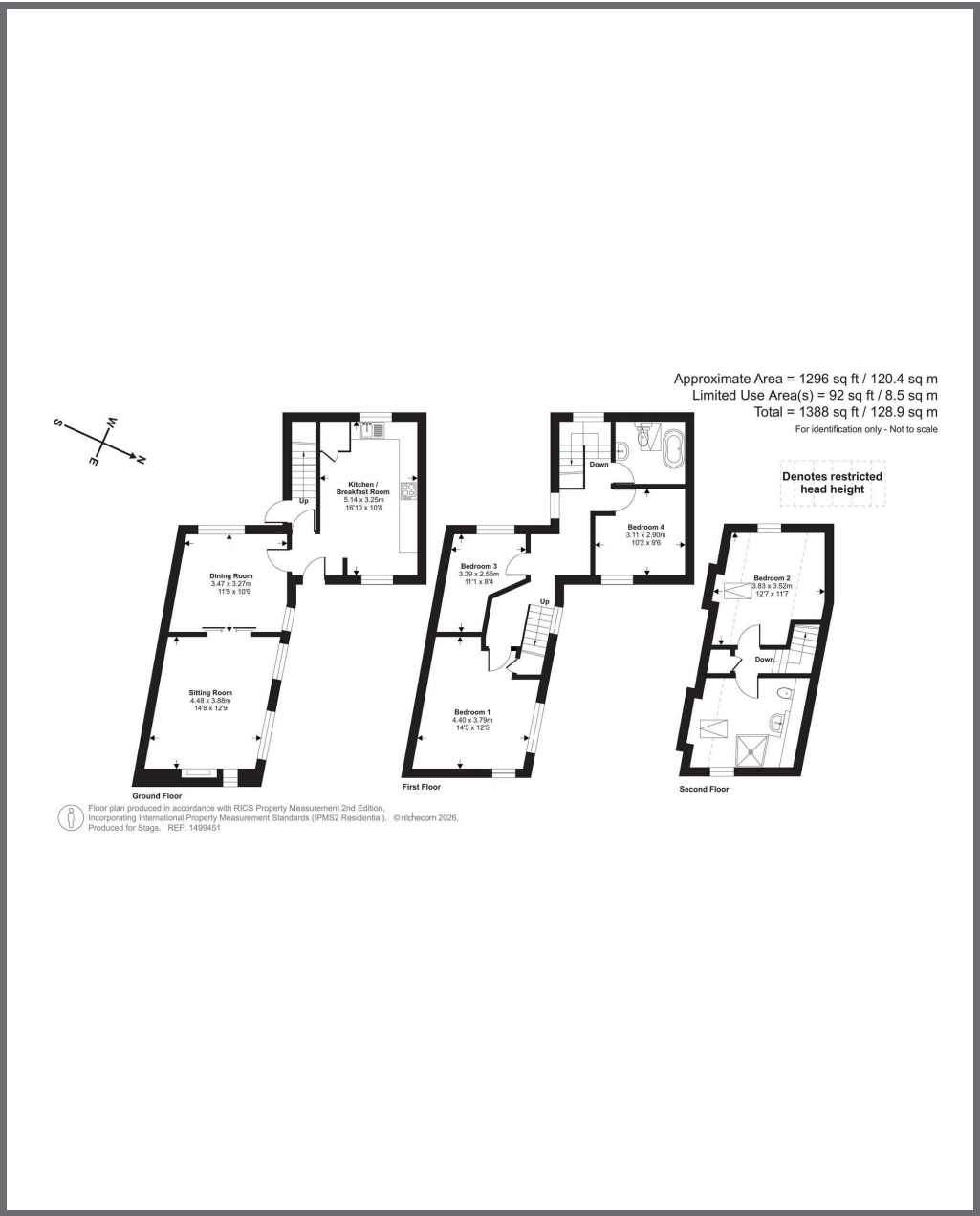
Standard and Superfast broadband available (Ofcom)

DRECTIONS

what3words ///spenders.broker.paints



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