



4 Bary Close, Cheriton Fitzpaine, EX17 4JY

Guide Price **£350,000**

4 Bary Close

Cheriton Fitzpaine, Crediton

- Detached bungalow in quiet cul-de-sac in Cheriton Fitzpaine
- Edge of village position backing onto protected field with rural views
- Spacious living room with picture window
- Four bedrooms with views from principal rooms
- Renovated with new kitchen, bathroom and flooring
- Air source heat pump with underfloor heating throughout
- Rewired and upgraded systems for modern living
- Garage converted to office space plus driveway parking
- Landscaped gardens to three sides with greenhouse
- EV charger, improved insulation and loft boarding

Tucked away at the end of a quiet cul-de-sac in the popular village of Cheriton Fitzpaine, 4 Bary Close is one of those homes that quietly gets everything right. Backing onto protected land known locally as Jack's Acre, it enjoys a lovely open outlook while still being firmly part of the village.

Since being purchased, the property has undergone a comprehensive programme of improvements, transforming it into a comfortable, efficient and well finished home that's ready to move straight into.





Inside, the space feels light and open. The living room is a great size, centred around a large picture window that draws in the view. The kitchen has been replaced with a modern Wren design, complete with updated plumbing, integrated appliances and even a boiling water tap, giving it a clean, contemporary feel. There are four bedrooms, (One of which could be used as a dining room if desired), with the main rooms enjoying the outlook to the rear, all served by a stylishly updated shower room with new fittings throughout.

A lot of the work here sits behind the scenes but makes a big difference day to day. The house has been fully rewired, all floors lifted and insulated, and underfloor heating installed throughout, powered by an air source heat pump. New flooring, including LVT and carpets, runs through the property, tying everything together. There's also a new hot water system with immersion and solar-ready setup, alongside an EV charger outside.

The former garage has been converted into a useful office or hobby space with its own electrics, adding another layer of flexibility, while the loft has been partially boarded with added joists for storage.

Outside, the gardens wrap around three sides and are a real feature. The rear garden is west facing and backs directly onto the protected field, giving a sense of space and privacy. It's mainly laid to lawn with established planting including fruit trees, roses and wisteria, along with a greenhouse. To the side, the garden continues with further planting and space to enjoy, while to the front there is additional lawn which could offer potential for more parking if required, subject to permissions.

A long driveway provides parking for several vehicles and the front of the garage is used as a store.



Overall, this is a well thought through home where the hard work has been done, combining a great position with modern efficiency and a clean finish throughout. Additional info: Further works are underway, including chimney repairs and a new roof to the former garage/office, giving peace of mind for a new owner.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Full fibre in process at time of writing

Drainage: Mains drainage

Heating: Airsource heat pump

Construction: Standard

Listed: No

Conservation Area: No

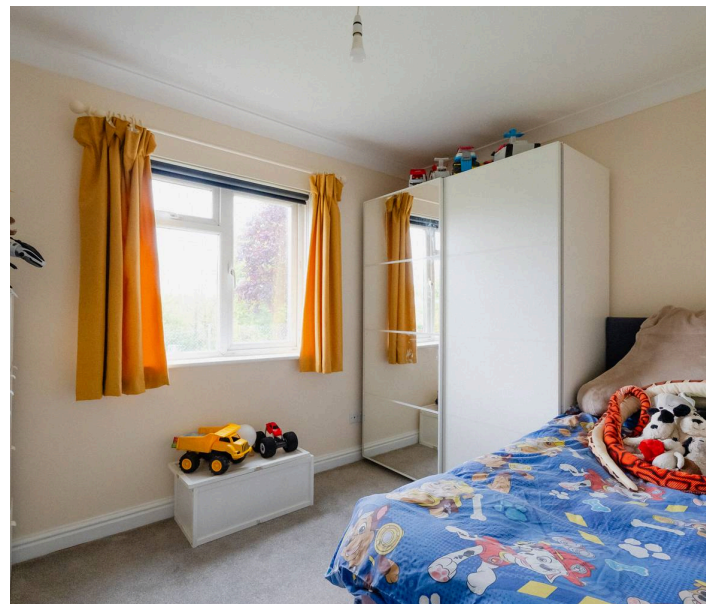
Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

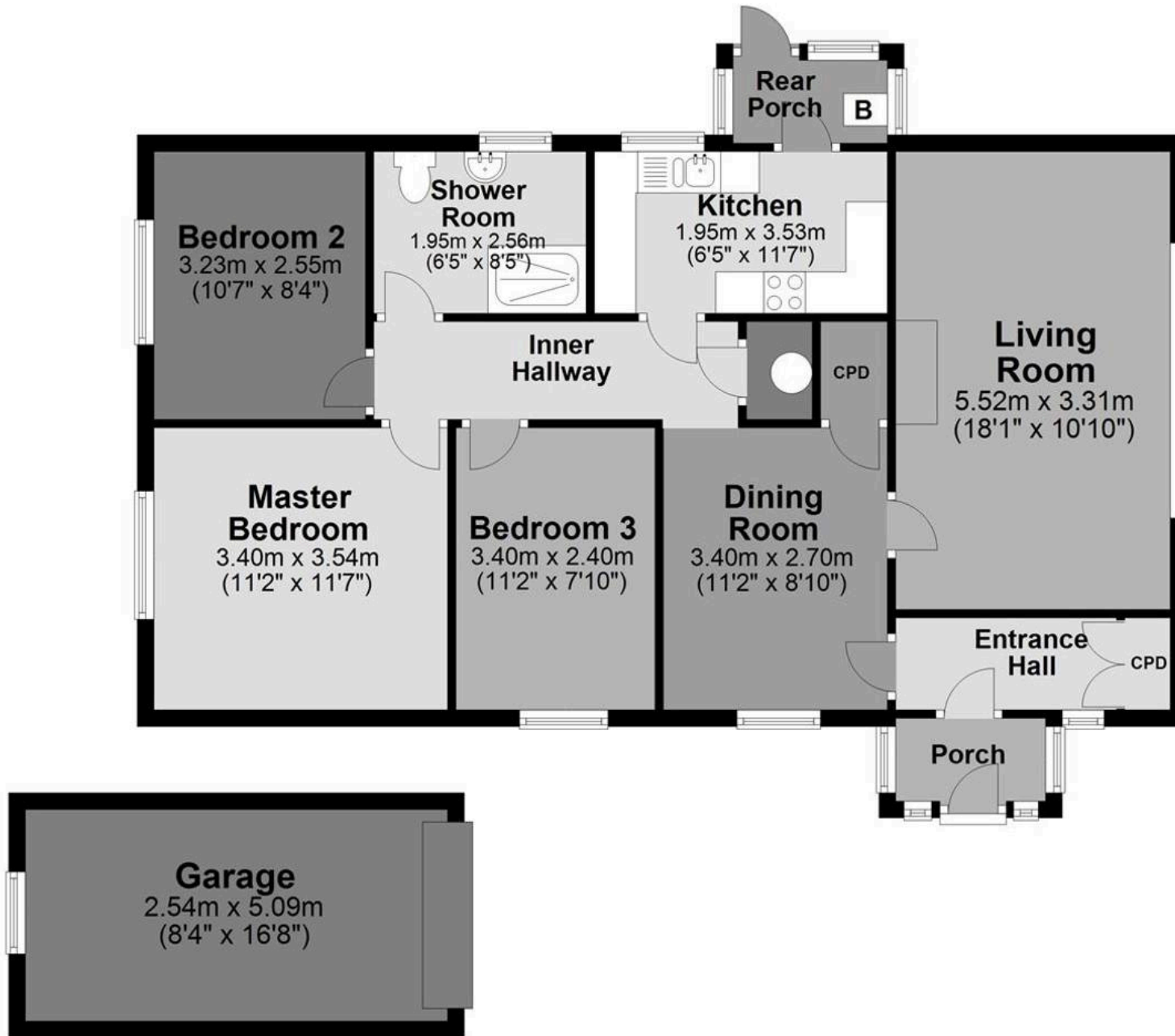
Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



Ground Floor

Approx. 86.5 sq. metres (930.8 sq. feet)



Total area: approx. 86.5 sq. metres (930.8 sq. feet)



Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

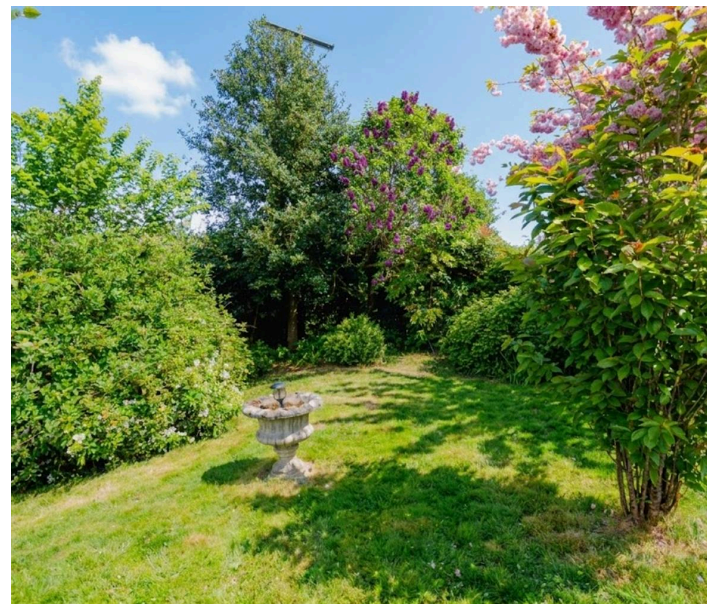
Heating Type (Non-Mains):

We're informed by the seller that the property is heated via airsource heat pump. Buyers should confirm servicing arrangements and running costs.

CHERITON FITZPAINE is a quintessential mid-Devon village. The village centre is full of character thatch cottages surrounding the church and ancient inn, on the outskirts are newer estates full of families attracted by its modern primary school (OFSTED Good). The village also has a doctor's surgery, and community-run shop, while 'Jack's Acre' offers local children a large playing field/park maintained by the parish council. Follow the road leading to the A3072 and the nearby towns of Crediton and Tiverton are around 15 minutes away. This route also takes you past Thornes Farm Shop with its café, shop selling gifts and field-fresh produce.

DIRECTIONS

For Sat-Nav use EX17 4JY – No.4 is found at the end of the cul-de-sac (around to the left and on the right ahead of you). What3words – What3Words: [///safety.flexibly.most](https://www.what3words.com/safety.flexibly.most)





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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.