



## Stonecroft, Cheriton Fitzpaine, EX17 4JA

Guide Price £450,000

# Stonecroft

Cheriton Fitzpaine, Crediton

- Detached village property
- Deceptively spacious
- Large well tended gardens
- Garden room suitable for office or store
- 4 Double bedrooms
- Open plan kitchen diner
- Large conservatory
- Utility room and downstairs shower room
- Excellent eco credentials
- Garage & parking

A detached four-bedroom home located in the heart of the village of Cheriton Fitzpaine, known for its friendly community and wide range of local activities.

The property provides versatile accommodation, including a ground-floor double bedroom with access to a nearby bathroom, making it convenient for flexible living arrangements. The main lounge is bright and welcoming, featuring a bay window and wood-burning stove. At the rear, the kitchen and dining area is fitted with granite worktops and integrated appliances including a fridge and dishwasher, flowing through to a large conservatory —an ideal spot to relax and enjoy the peace of the garden. A practical utility room with space for white goods also opens to the outdoors.





Upstairs, there are two generously sized double bedrooms, each with solid wood fitted wardrobes, and a smaller rear double bedroom. The main bathroom includes a separate bath and shower with floor-to-ceiling tiles, complemented by a separate WC and airing cupboard.

The property holds 20 solar panels and 2 thermal panels, currently providing an income after all utilities are paid for, offering a very affordable house to run.

Additional adaptable space is provided in the garden room, converted from the former stone garage, now arranged as two useful areas—one currently set up as a home office, the other as storage.

Outside, gated parking accommodates three vehicles and there is an attached garage. A lawned area to the side includes a greenhouse and established flower and shrub borders. At the rear, a sun-trap patio leads to the main garden, which has been thoughtfully arranged with a large patio area, raised beds, fruit trees and soft fruit bushes, along with a garden shed—making this a productive and enjoyable outdoor space.

This home combines generous living spaces with practical additions, flexible accommodation and an extensive, well-planned garden, all in a popular village location.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2025/26 - £2,484.62

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Oil fired central heating, Solar PV & thermal panels

Listed: No

Conservation Area: Yes

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.

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.

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.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1754 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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**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 :** From Crediton take the A3072 toward Tiverton then take the left turn signposted to Cheriton Fitzpaine. Upon reaching the village take a left turn beside the half moon pub and the property can be found along to the right.

For Sat Nav: EX17 4JA

What3Words: [///indeed.resources.booms](https://www.what3words.com/#!/indeed.resources.booms)





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