



Polford Cottage, Cheriton Bishop, EX6 6JG

Guide Price £675,000

Polford Cottage

Cheriton Bishop, Exeter, EX6 6JG

- Beautiful Grade II Listed detached cottage
- Approx. one acre of landscaped gardens
- Detached one-bedroom annexe
- Four double bedrooms
- Stunning farmhouse kitchen and family room
- Rethatched in 2022
- Character features throughout
- Excellent access to the A30

There are plenty of pretty thatched cottages across Devon, but very few offer the space, flexibility and lifestyle that Polford Cottage does.

Set just outside the village of Cheriton Bishop, close to the edge of Dartmoor National Park, the property enjoys a wonderful rural setting whilst remaining remarkably well connected. The A30 is only a couple of minutes away, putting Exeter within easy reach, whilst the village itself offers a thriving community with a popular pub, village shop, primary school, doctor's surgery and countless walks straight from the doorstep.

Believed to date back to the late 18th century, this beautiful Grade II Listed home has been lovingly cared for and sympathetically updated by the current owners over more than twenty years. Today it offers all the character you'd hope for from a period Devon cottage, combined with space and practicality.





Better still, the property was completely rethatched in 2022, meaning one of the biggest investments associated with homes of this type has already been taken care of.

From the front, it's every inch the traditional Devon cottage, but step inside and it's immediately apparent that this is far more than first impressions suggest. Extending to over 2,000 square feet, the accommodation is generous throughout and flows beautifully from room to room.

At the front of the house are two elegant reception rooms, each centred around impressive inglenook fireplaces with original bread ovens, creating wonderfully characterful spaces for relaxing or entertaining. A separate study provides the ideal work-from-home office without sacrificing a bedroom, whilst a useful utility room and beautifully appointed ground floor bathroom add further practicality.

The heart of the home is undoubtedly the rear extension. Designed to flood the space with natural light, the open-plan kitchen and family room has transformed the way the house is lived in. A traditional farmhouse kitchen with Belfast sink, central island and generous storage sits comfortably alongside dining and seating areas, with French doors opening directly onto the gardens. It's a room that's equally suited to busy family life, quiet mornings or entertaining on a larger scale.

Upstairs are four genuine double bedrooms together with a stylish family bathroom, ensuring the house remains every bit as practical as it is beautiful.

Away from the main house sits the detached annexe, a valuable addition that significantly broadens the appeal of the property. Completely self-contained, it provides a living room, kitchen, bedroom and bathroom, together with useful first floor rooms



offering further flexibility. Whether used for dependent relatives, older children, guests, working from home or, subject to any necessary permissions, generating an additional income, it offers opportunities that many buyers are searching for but rarely find.

The gardens and grounds are every bit as impressive as the house itself. Extending to around an acre, they've been beautifully established over many years and provide a wonderful balance between formal gardens and natural landscape. Sweeping lawns, mature trees, productive vegetable beds, colourful planting and a delightful stream crossed by a pretty timber bridge all combine to create a setting that's peaceful, private and full of wildlife. Beyond lies a wildflower meadow, adding yet another dimension to this wonderful outdoor space.

Parking is generous too. There are two separate driveways providing multiple parking options together with easy access to both the house and annexe, making day-to-day life remarkably practical.

Polford Cottage offers something increasingly difficult to find, a beautiful period home that's ready to move into, with the hard work already done, a detached annexe, around an acre of glorious gardens and a location that perfectly balances rural living with excellent accessibility.

Agent's Note: The property is situated adjacent to the road between Cheriton Bishop and Crockernwell and sits just outside Dartmoor National Park.

Please see the floorplan for room sizes.

Current Council Tax: Polford Cottage Band D & Annexe Band A

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (Septic Tank)



Heating: Oil fired and woodburner

Construction: Cob/Stone

Listed: Yes Grade II

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:

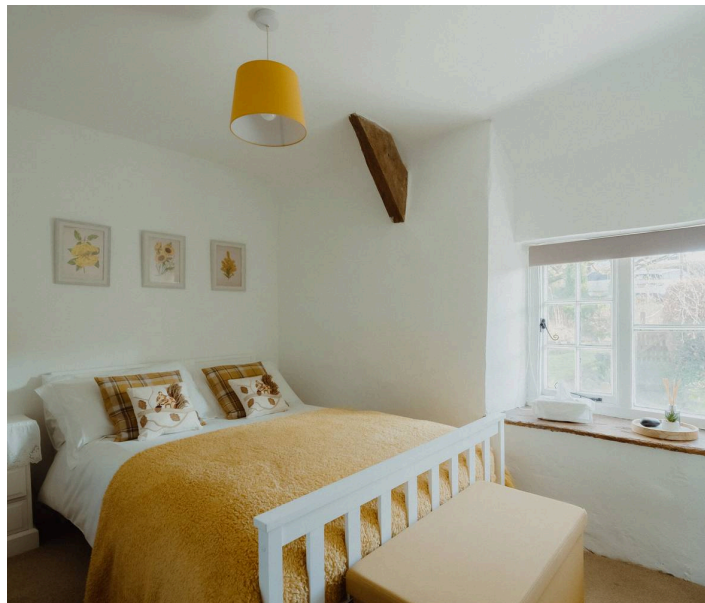
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

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.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, 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.



Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition & regulatory compliance with their conveyancer.

Heating Type (Non-Mains):

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

Thatch / Cob Construction:

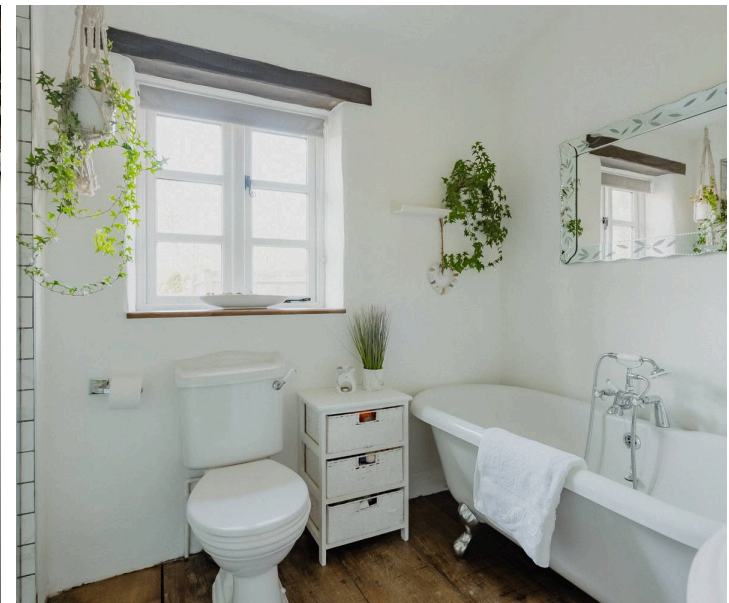
We're informed by the seller that the property includes cob walls & a thatched roof. Such construction may have specific maintenance & insurance requirements. Buyers should make their own enquiries before purchase.

CHERITON BISHOP offers something for everyone, situated as it is for hassle-free access to the A30 dual carriageway, for routes to Exeter (10 miles) or access to Okehampton and Cornwall. Similarly, Dartmoor is on the doorstep as is the magnificent Fingle Bridge for river walks overlooked by the imposing Castle Drogo. In the village itself, you'll find a shop with Post Office, a parish church, primary school, and doctor's surgery, nearby is the well-regarded The Old Thatch Inn, where you can snuggle up by the fire or dine in style.

DIRECTIONS : For sat-nav use EX6 6JG and the What3Words address is [///workloads.verb.selects](#) but if you want the traditional directions, please read on.

From the A30 at Whiddon Down take the "old A30" eastwards signposted to Crockernwell, Cheriton Bishop and Hittisleigh. Go through Crockernwell and down the hill, Polford Cottage will be found on the left.

From the A30 at Cheriton Bishop, go through Cheriton Bishop, as signed to Crockerwell & Whiddon Down, as you descend the hill, Polford Cottage will be found on the right.

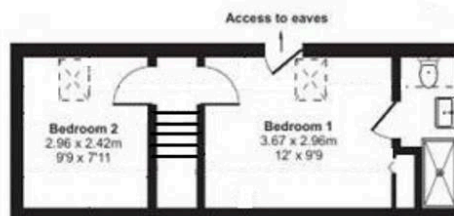




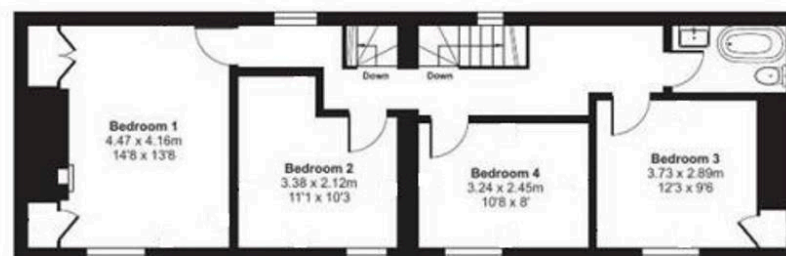




Annexe Ground Floor



Annexe First Floor



First Floor



Ground Floor

Approximate Area = 2043 sq ft / 189.8 sq m

Annexe = 661 sq ft / 61.4 sq m

Total = 2800 sq ft / 260.1 sq m



Helmores

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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.