



2 Crockernwell Court

Crockernwell, Exeter, EX6 6NA

RENDELLS

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Guide Price £365,000

A superb three-bedroom conversion in a peaceful, small development with private parking and a garden extending to over 100ft in length.

- **Mid-Terraced Conversion**
- **Three Bedrooms**
- **Large Living Room**
- **Spacious Kitchen/Breakfast Room**
- **Bathroom and Ground Floor Cloakroom**
- **Garage and Private Parking**
- **Garden over 100ft in Length**
- **Useful Stone Built Shed/Studio**
- **Small, Select Development**
- **Excellent Access on to the A30**

Situation:

Crockernwell is a small and picturesque village situated approximately 12 miles west of Exeter on the edge of Dartmoor National Park. Surrounded by rolling countryside, wooded valleys, and open moorland, it offers a peaceful rural setting that reflects the traditional character of Devon. The village is located near the A30, making it easily accessible while retaining its tranquil atmosphere and close connection to the natural landscape.

Historically, Crockernwell developed as a rural settlement serving travellers and local farming communities. The village contains a number of traditional cottages and historic buildings that contribute to its distinctive charm. Its heritage is closely linked to the surrounding countryside and to the long history of movement through Devon along ancient routes connecting Exeter with the west of the county.

Description:

A fabulous opportunity situated on the fringes of the village, 2 Crockernwell Court is a high quality conversion, forming part of a former Inn and Coaching House at the heart of the village. Occupied by the present owner for many years, the property has been lovingly maintained and updated and now includes a modern kitchen/breakfast room and well crafted secondary glazing units.

Of particular note is the superb garden, which extends to over 100ft in length., and includes an extremely useful stone built workshop/store, previously used as a pottery studio.

Approached along a short gravelled driveway, there is pedestrian access from the property to a rear parking area, which in turn leads to the single garage in a block with parking in front. Further, there is additional parking space adjacent to the property. Access on to the A30 is situated close by which Provides easy access into Exeter and beyond.





General Remarks & Stipulations:

Tenure: Freehold with vacant possession.

Council Tax: Band C. £2483.54 for 2026 / 2027

EPC: Rating D

Services:

Mains electricity, water and drainage.

Broadband available up to 13 mbps (Source Ofcom) Faster, satellite solutions are available.

Local and Planning Authority:

West Devon Borough Council - www.westdevon.gov.uk - 01822 813600

Wayleaves, Easements:

The property is sold subject to any Rights of Way, wayleave, Rights or Easements which exist at the time of the sale whether they are mentioned or not.

Fixtures & Fittings:

All fixture and fittings, unless specifically referred to in these particulars, are expressly excluded from the sale of the freehold.

Plans & Maps:

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Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277
Email dartmoor@rendells.co.uk

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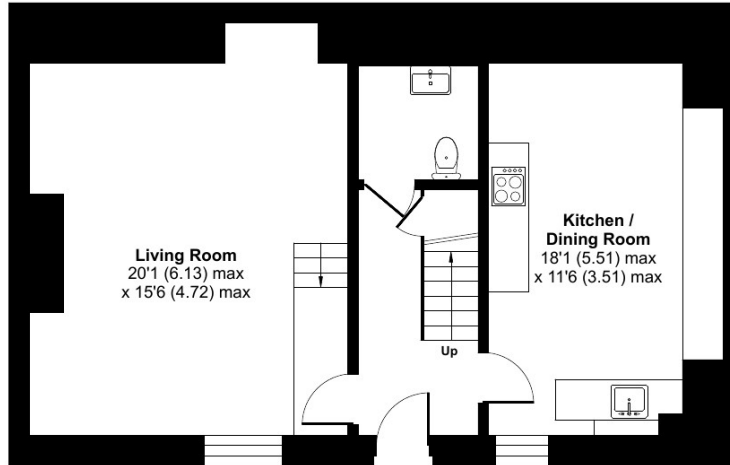




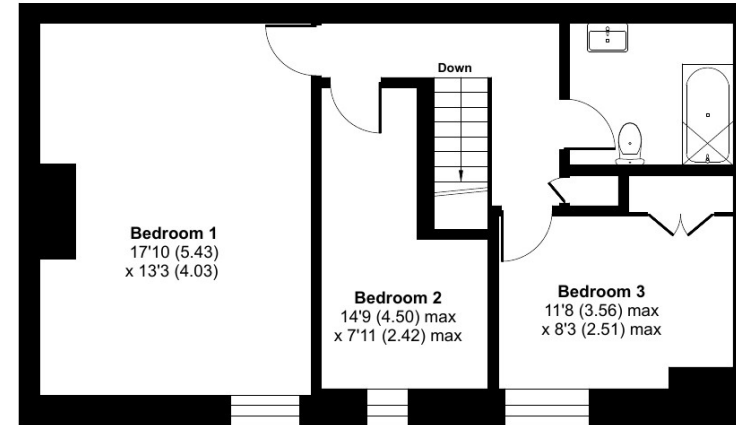
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Approximate Area = 1206 sq ft / 112 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Rendells. REF: 1498090

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.

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