



Polford Cottage



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Cheriton Bishop, Exeter, EX6 6JG

Crockernwell 0.5 miles, Cheriton Bishop 0.7 miles, A30 1.7 miles, Exeter 12.8 miles

A beautifully presented thatched cottage with a detached annexe set in landscaped grounds approaching one acre.

- Beautifully presented family home
- Grade II listed
- Rethatched in 2022
- Open plan kitchen/family room
- 4 bedrooms
- Detached 1 bed annexe
- Over 1 acre of landscaped grounds
- Freehold
- Council Tax Band E

Asking Price £685,000

SITUATION

The property is situated in a semi-rural location, just outside the boundary of Dartmoor National Park, equidistant between the small village of Crockernwell and the larger village of Cheriton Bishop.

The village of Cheriton Bishop (0.7 miles) offers a good range of facilities including a pub, primary school, church, doctor's surgery (CQC rated Outstanding), post office and village store. Access to the A30 dual carriageway is just over 1.7 miles at Woodleigh junction and also 3 miles to the west, at Whiddon Down, which provides excellent access to the west into Cornwall, and to the east to Exeter and the M5 motorway. The university and cathedral city of Exeter has a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre and recreational pursuits. Exeter also has mainline railways services to London Paddington and Waterloo whilst its international airport lies just to the east of the city.

DESCRIPTION

Polford Cottage is a charming and beautifully presented Grade II Listed detached home, believed to date back to the late 18th Century. Constructed of rendered cob and stone beneath a traditional thatched roof, the property is rich in character, showcasing original fireplaces, exposed ceiling beams, and a wealth of period features throughout. Set within landscaped gardens approaching an acre, the property also benefits from a detached single-storey annexe, accessed via its own separate entrance, offering excellent flexibility for guests, extended family or home office use.



ACCOMMODATION

A charming covered porch with a pitched slate roof opens into a welcoming entrance hall, complete with slate flooring and access to the principal reception rooms. The sitting room is a particularly inviting space, featuring a striking stone fireplace with oak lintel, original bread oven, and built-in cupboard. The adjacent dining room also showcases a wealth of period detail, including an original fireplace with bread oven, exposed stonework, decorative ceiling beams, and a staircase rising to the first floor.

To the rear of the cottage, the owners have created a stunning farmhouse-style kitchen and family room. Beautifully appointed with a comprehensive range of matching base and eye-level units, a Belfast sink, and a central island, the kitchen also includes a recess for a range-style cooker. Open-plan to a part-glazed family area, there is ample space for dining and entertaining, with French doors opening directly to the garden. A practical utility room is located just off the kitchen, offering further storage, a sink, and plumbing for a washing machine.

An inner hallway leads to a study and a stylish ground floor bathroom, fitted with a Victorian-style roll top bath, a separate walk-in shower, WC, and a further door to the garden. Upstairs, the accommodation continues with four well-proportioned bedrooms and a modern family bathroom.

ANNEXE

Accessed via its own private entrance, the detached single-storey annexe offers excellent versatility and includes a useful first-floor storage area. The accommodation comprises an open-plan sitting room and kitchen, along with a double bedroom and bathroom. Subject to the necessary planning permissions, the annexe presents an ideal opportunity for holiday letting, short-term rental, or multi-generational living.

GARDENS

To the front of the cottage, a parking bay for two vehicles is accessed directly from the lane, with steps leading down through the attractive front garden to the main entrance. Beyond this, the primary driveway gently sweeps down to a generous parking and turning area at the side of the cottage. To the right, a grassy bank and hedgerow border open farmland, enhancing the rural outlook.

The front garden is mainly laid to lawn and thoughtfully planted with a variety of shrubs, trees, and flowering plants. The majority of the grounds—extending to nearly an acre—lie to the rear of the property, featuring level lawns bordered by mature hedging, well-stocked beds, and a range of established trees. A charming wooden bridge crosses a small stream, leading to a tranquil wildflower meadow, offering a perfect space for relaxation and enjoyment of the natural surroundings.

SERVICES

Mains water, mains electricity. Private drainage (sewage treatment plant). Oil-fired central heating.
Polford Cottage was rethatched in 2022.

DIRECTIONS

From Exeter proceed on the A30 dual carriageway west towards Okehampton. After approximately 10 miles leave at the Woodleigh junction signposted Cheriton Bishop. Continue into and through the village towards Crockernwell and after approximately 0.8 miles, heading down the hill, Polford Cottage can be found on the right hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2043 sq ft / 189.8 sq m
 Limited Use Area(s) = 96 sq ft / 8.9 sq m
 Annexe = 661 sq ft / 61.4 sq m
 Total = 2800 sq ft / 260.1 sq m

For identification only - Not to scale

Access to eaves

Denotes restricted head height

Annexe Ground Floor

Annexe First Floor

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlcecom 2024. Produced for Stags, REF: 1139232



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	59	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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