



Cheriton Mill, Cheriton Fitzpaine, EX17 4BE

Guide Price **£700,000**

Cheriton Mill

Cheriton Fitzpaine, Crediton

- Character former mill
- Peaceful village-edge setting in Cheriton Fitzpaine
- 4-5 bedrooms including a principal en-suite
- Gorgeous kitchen/dining room
- Two further spacious reception rooms
- Traditional stone barns & outbuildings with huge potential (STP)
- Generous gardens & orchard, bordered by a stream
- Grounds extending to around 1.25 acres in total
- Exeter & Crediton within easy reach
- No chain

Set amidst the gently rolling countryside of Mid Devon, Cheriton Mill sits just outside the pretty and thriving village of Cheriton Fitzpaine, a community known for its welcoming spirit, historic buildings and easy access to both Crediton and Exeter. The village itself is well served with a shop, two popular pubs, a modern primary school and a range of community activities, while the surrounding lanes and footpaths invite endless opportunities for walking, cycling and exploring. Despite its peaceful, tucked-away setting, the area is well connected: Exeter is around 10 miles away, offering mainline rail services and city amenities, and the North Devon coast can be reached in under an hour.

Originally a working mill, with origins back to the 1700's, the property has been sympathetically converted into a substantial home that balances character with comfort.





The façade has a Georgian appearance and welcomes owners and visitors with its grand proportions as soon as you arrive. It's worth noting that although the property is technically semi-detached, the adjoining property is back to back with the mill and feels extremely private as their gardens and outlooks run in opposing directions.

Through the imposing front door, the ground floor is home to a generous reception hall, leading into a sitting room that showcases exposed beams, a feature fireplace and views over the gardens. Through the second reception which could be used as a snug or second sitting room, the kitchen/dining room is the true heart of the home, blending rustic charm (with exposed stone and timber) with contemporary touches – perfect for relaxed family meals or entertaining. In addition is another snug or study area and there's a wonderful large utility room and of course, as one would expect a ground floor WC. A small door in the WC gives access to stairs down to the full cellar. Upstairs, the accommodation is light and well proportioned. There are five bedrooms, including a principal suite with its own en-suite, along with a family bathroom. The rooms enjoy views over the surrounding countryside and the property's own gardens, with many showcasing original timbers that remind you of the building's working heritage. There is oil fired central heating throughout as well as private drainage and private water.



Within the grounds, which extend in total to approx. 1.25 acres, there are a range of traditional stone barns and outbuildings, offering exceptional versatility. These currently provide storage, garaging, workshop space and there's even a couple of old stables. For a buyer with vision the barn could, subject to consents, be adapted into ancillary accommodation, a home office suite, or hobby spaces.

The barns are positioned to frame the main house, enhancing the sense of a smallholding or courtyard setting with a cobbled parking area with plenty of room for numerous vehicles and gated access to the gardens. The gardens and grounds provide both privacy and enjoyment. Lawned areas are interspersed with mature trees, established planting and Holly Water, a small stream that hints at the property's milling history. There is ample space for children to play, for keen gardeners to cultivate, or simply to relax and enjoy the tranquillity of village-edge living. Recently cut back, the garden is somewhat of a blank canvass although specimen trees and shrubs, former raised beds and greenhouses, all indicate the former glory of this stunning garden.

Cheriton Mill, with its blend of character interiors, versatile barns, and generous grounds, all within one of Mid Devon's most desirable and well-connected villages, is a rare opportunity not to be missed. Plus it's not listed so further improvement/development is a realistic option.

Agent's Note: Due to its proximity to the stream (it was a mill after all!), some of the garden may flood during exceptional weather events. The house itself hasn't flooded but the cellar (with pump) has done in the past on rare occasions. The house is fully insured with Townergate Insurance.

Buyers' Compliance Fee Notice

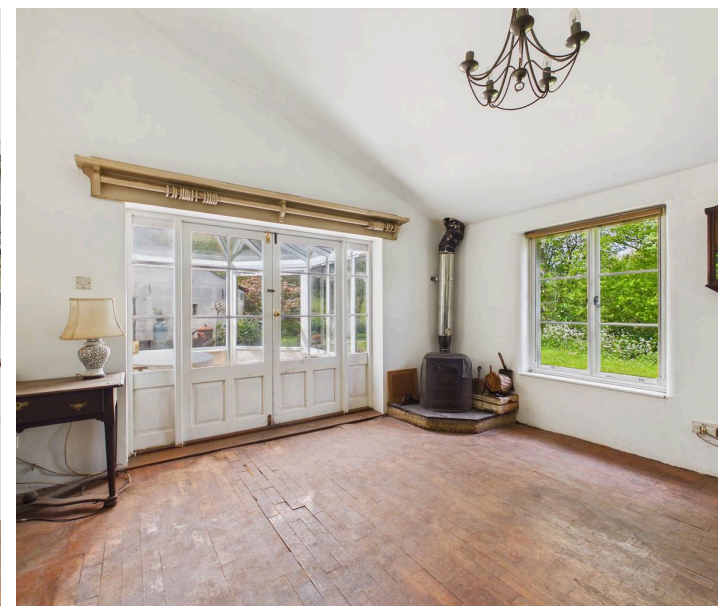
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: Original 1700 with later additions

Construction Notes: cob/stone under slate







Approximate total area⁽¹⁾

235.6 m²

(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.

GIRAFFE360



Utilities: Mains electric, borehole water, telephone & broadband

Drainage: Private (septic tank)

Heating: Oil and wood-burner

Listed: No

Conservation Area: No

Tenure: Freehold

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 4BE and the What3Words address is [///quieter.dishes.candidate](https://www.what3words.com/quieter.dishes.candidate) but if you want the traditional directions, please read on.

When entering Cheriton Fitzpaine, turn left at The Half Moon Inn and through the village, pass the church on your right and go round the corner and down the hill past the doctors surgery on your left. At the bottom of the hill, turn right up Tower Hill and then bear left after approx. 100m. Follow this lane for approx. 1 mile and at the bottom of the hill turn right (don't go as far as the bridge) and the property will be found on your left.



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.