



Enhanced with AI by STREET.CO

Bluebell Cottage, Chilton Gate, Cadbury, EX16 8RS

Guide Price £300,000

Bluebell Cottage

Chilton Gate, Cadbury

- 2 bedroom character cottage
- Semi-detached with amazing views
- Adjacent two storey barn included
- Parking (and scope for more)
- Good sizes and level rear garden
- Oil central heating and uPVC double glazing
- Adjoining 3 bed cottage also for sale
- No onward chain

Chilton Gate is located just 2 miles from Bickleigh on the A3072 giving excellent road links to Crediton, Tiverton and Exeter. Its position looks down to the Exe Valley towards Thorverton and gives some truly wonderful countryside views. Formerly a centre owned and operated by the Blue Cross (dog and cat rehoming), the site has been sold and now offers the chance to buy two cottages adjacent to each other. The properties are being advertised separately but of course, having two together may suit multi-generation families or even to use as one dwelling (stp). Both cottages require some updating but offer huge potential.

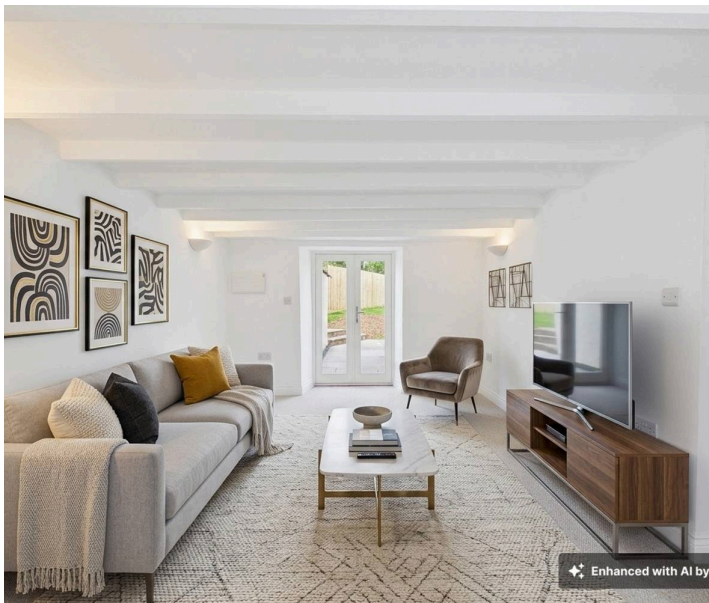




Bluebell Cottage is the smaller of the two cottages and has a large entrance porch, kitchen/dining room and a living room on the ground floor and 2 bedrooms and a bathroom on the first floor. There are super views from the bedrooms over the surrounding countryside too. Adjacent to the cottage is a detached barn (formerly offices) which is a great space. There are two floors and, subject to planning, would make a great work space, ancillary accommodation to the cottage, a holiday let or even be incorporated with a link between it and the cottage to use as one.

There is off-road parking to the front (with the potential to add more in the rear garden), a good sized level rear garden and storage sheds.

Agents' note: As the site was used as one entity, the legal boundaries are having to be created by the current owners so please bear this in mind when viewing as they may be subject to slight alterations. Please see the floorplan for room sizes.



Current Council Tax: B (Mid Devon 2022/23 – £1672.26)

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank

Fastest broadband speed within this postcode: Up to 66Mbps (USwitch)

Drainage: Private treatment works on site (shared with other properties)

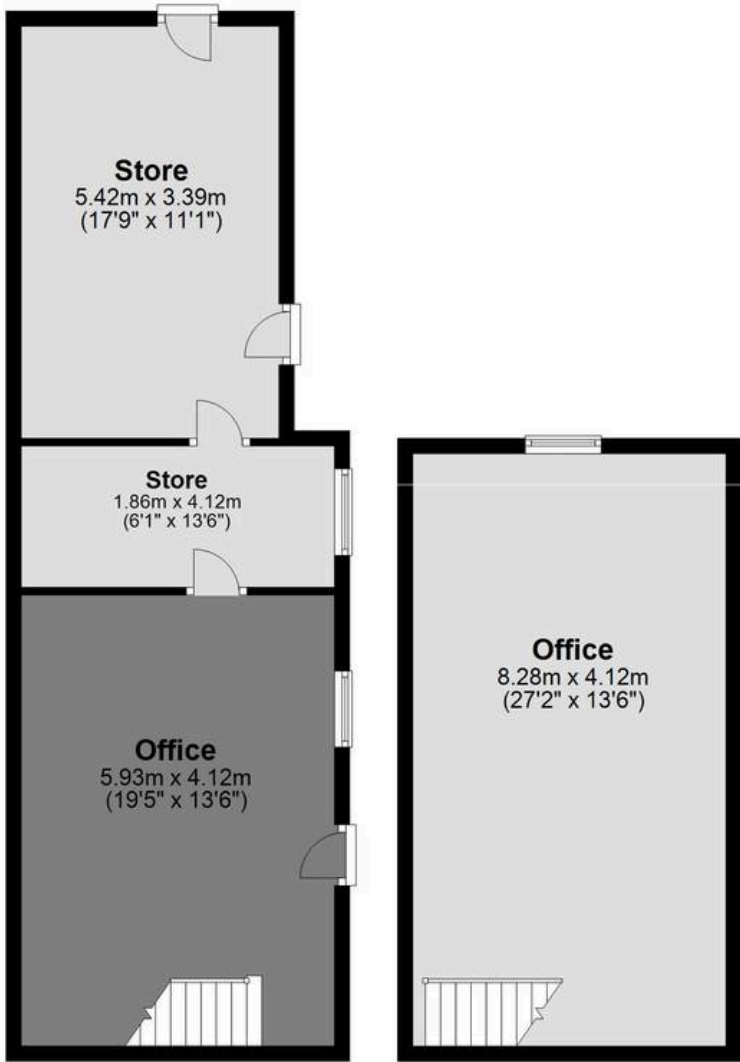
Heating: Oil-fired central heating

Listed: No

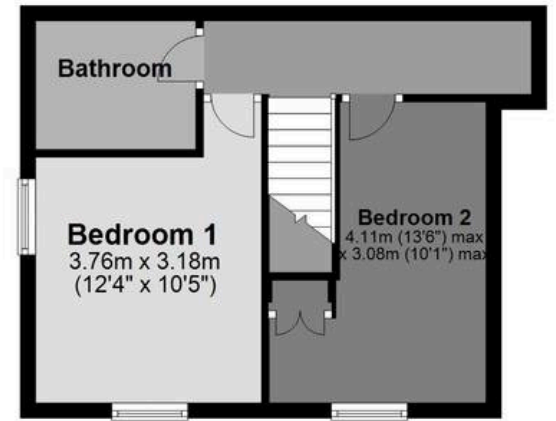
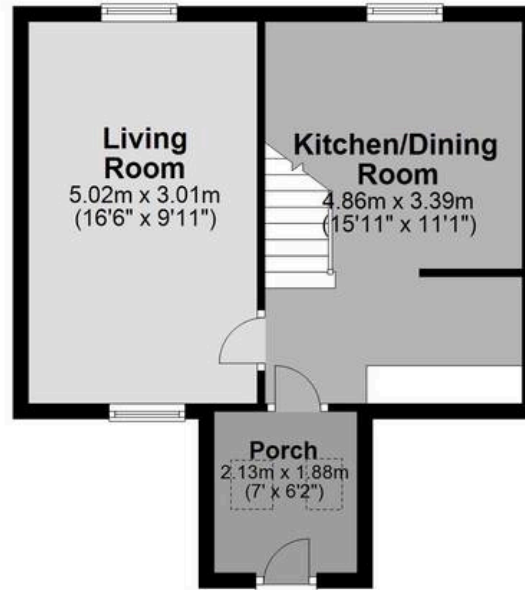
Tenure: Freehold

DIRECTIONS: From Crediton High Street, head towards Bickleigh on the A3072. Continue for approx. 6 miles, passing through Cadbury and the cottage will be found on the left at Chilton Gate Cross approx. 2 miles before reaching Bickleigh.





Barn



Bluebell Cottage

Total area: approx. 159.4 sq. metres (1715.5 sq. feet)



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.