



3 Barnshill Close, Cheriton Fitzpaine, Crediton, EX17 4LJ  
Guide Price £400,000

  
FRANCIS LOUIS  
Residential

Guide Price £400,000–£425,000 – A spacious and well-presented four double bedroom detached home, occupying a quiet end plot within a cul-de-sac, offering a peaceful setting with minimal passing traffic and a strong sense of privacy.

The property is approached via a private driveway, providing ample off-road parking, along with an integral garage for storage or secure parking. The home also benefits from solar panels with an 8.2kW battery located in the garage and is fully UPVC double glazed throughout, enhancing energy efficiency.

The ground floor offers a well-balanced and sociable layout, comprising a cloakroom, a large living room with log burner, creating a warm and inviting space, and a separate dining room. From here, French doors open onto the rear garden, allowing natural light to flood the space and providing an excellent indoor-outdoor connection.

The kitchen/breakfast room is generously sized, featuring granite worktops, ample storage and space for appliances. This leads through to a separate utility room with access to the garage, adding further practicality.

Upstairs, the property offers four well-proportioned double bedrooms, ideal for family living. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a good-sized wrap-around garden, extending to the side and rear, offering greater space than many neighbouring homes. This versatile outdoor area is perfect for family use, entertaining or further landscaping, while remaining secure and private.

Located in the desirable village of Cheriton Fitzpaine, the property benefits from a strong community feel, with amenities including a primary school, doctors surgery, village shop and two pubs, alongside excellent countryside walks. Despite its rural setting, the property offers easy access to Exeter, combining village charm with convenience.



## Outdoors & Location

The external space of the property is a key feature, offering a wonderful combination of privacy, practicality and family-friendly outdoor living, enhanced by its position on a quiet end plot within a cul-de-sac.

To the front, the property benefits from a large private driveway, providing ample off-road parking for multiple vehicles, alongside access to the attached garage, ideal for secure parking, storage or workshop use. The positioning of the home within the cul-de-sac creates a peaceful setting with minimal passing traffic, adding to the sense of privacy.

To the rear and side, the property enjoys a good-sized garden that wraps around the side of the house, offering a larger-than-average outdoor space compared to many neighbouring homes. This layout provides excellent versatility, with ample room for lawn, planting, seating areas or further landscaping depending on individual preferences. The garden is ideal for family use, outdoor dining and entertaining, while also offering a safe and enclosed environment for children or pets.

The wrap-around aspect of the garden enhances both the usability and the sense of space, creating multiple areas to enjoy throughout the day and making it a particularly attractive feature of the home.

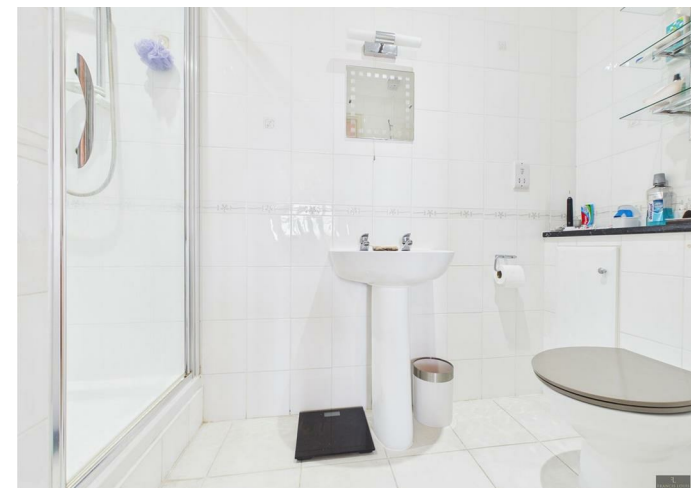
The property is located within the desirable village of Cheriton Fitzpaine, known for its strong community feel and attractive countryside surroundings. The village offers a range of local amenities including a primary school, village shop and pub, while the surrounding countryside



provides excellent opportunities for walking and outdoor activities.

Despite its peaceful rural setting, the property remains well connected, with easy access to Exeter, offering a wide range of shopping, dining, schooling and transport links. This combination of village charm and accessibility makes the location particularly appealing.

Overall, the outside space and location provide a perfect balance of privacy, space and convenience, making this an ideal home for families and those seeking a quieter lifestyle within easy reach of the city.







Ground Floor

Approximate total area<sup>(1)</sup>

1500 ft<sup>2</sup>

Reduced headroom

13 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

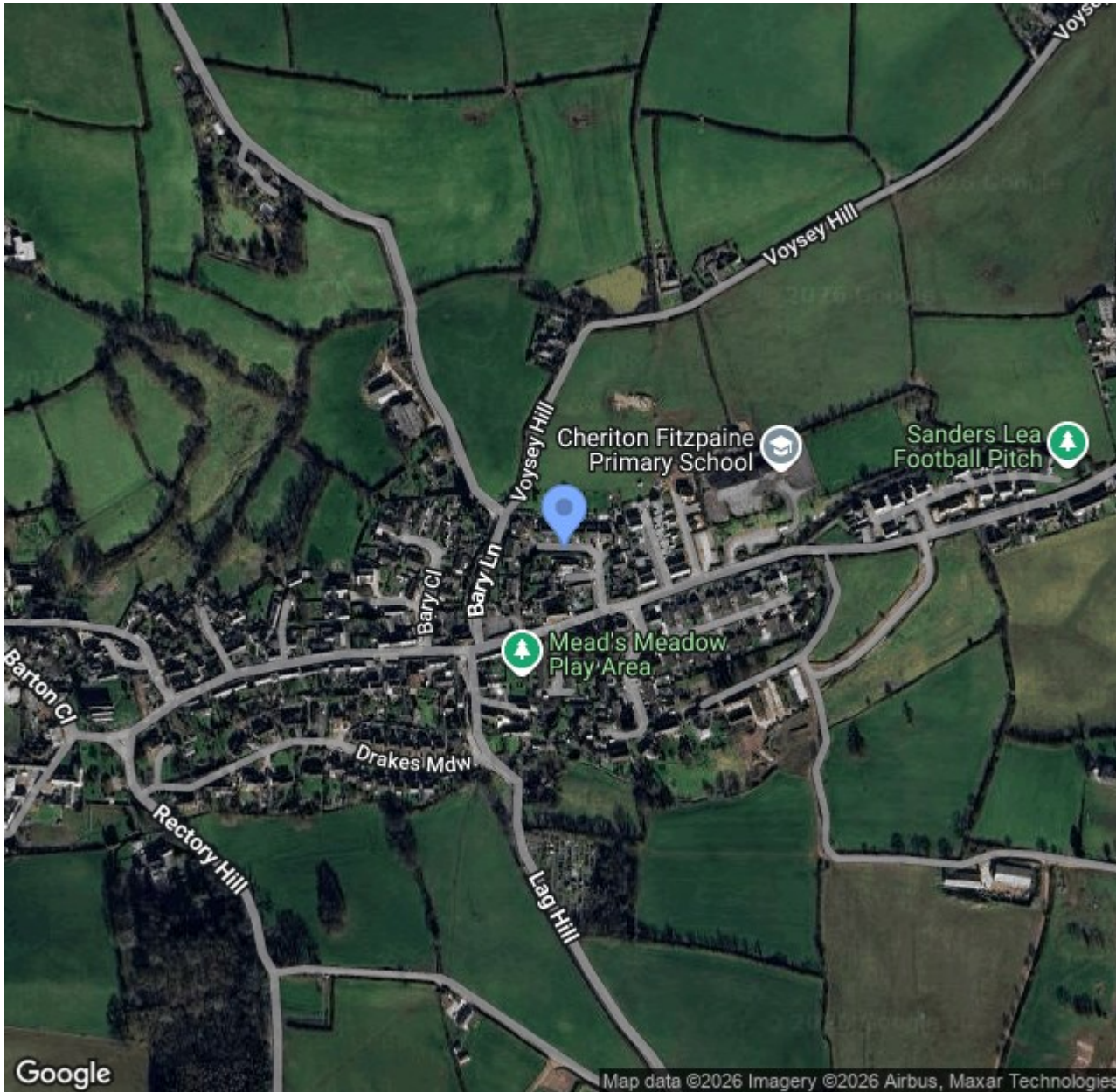
Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





- No Onward Chain
- Spacious four double bedroom detached home
- Driveway with ample off-road parking
- Attached garage providing additional storage or parking
- Generous living room leading through to a separate dining room
- Positioned on a quiet end plot within a cul-de-sac
- Spacious kitchen Breakfast room with access to a separate utility room
- Principal bedroom with en-suite
- Council Tax Banding D
- Solar panels improving energy efficiency and reducing running costs