



2 Pynes Terrace, Cheriton Fitzpaine, EX17 4JA

Guide Price £265,000

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2 Pynes Terrace

Cheriton Fitzpaine

- Mid terrace with 80 foot rear garden
- 2 bedrooms and loft conversion
- Office / studio in loft
- Woodburner in living room
- Large kitchen extension to rear
- Updated kitchen
- Fantastic mainly level garden in 4 zones
- Charming village house

This charming village house is pleasantly situated just off the centre of the highly sought after and picturesque village of Cheriton Fitzpaine. The house is full of character and has been sympathetically modernized and improved by the current owner with a neutral palette and original exposed floorboards to the first floor, and a stylish kitchen/dining room with stone flagged floor and a Range cooker. The kitchen/dining room extension is on the rear of the property and is south facing, filled with light and opens out on to the garden. The living room has a wood burning stove and is connected to the kitchen/dining room extension. Also on the ground floor is a useful storage space, a small utility room





and separate WC. On the first floor there are two bedrooms and a bathroom with lovely views out towards the surrounding countryside. The loft has been converted into an excellent and light office/studio/storage space with folding ladder access. It has been plastered and floored throughout and has built in cupboards, two velux roof lights, and power. This is a brilliant addition to the house meaning that, for those looking for two bedrooms and a hobby/work room, this would work well instead of buying a three bedroom house.

The garden is beautiful and a real feature of the property, south facing and extending to approximately 80ft. There are four distinct zones; a lawned garden with apple, magnolia and conifer trees and small wild pond, through a gate to a Victorian garden with brick borders and cobbled inlays providing pathways and an attractive paved patio area, a larger pond, willow and Japanese maple trees and planted beds. Then a decked area with a quality timber shed for potting/storage, a well constructed log store and lilac and willow trees. Finally, through another gate, a raised bed garden, ideal for growing flowers and vegetables or this area could be used to keep chickens.



It's worth noting that access can be gained to the rear garden without going through the house via a path to the rear of the neighbouring properties. There is no right of way crossing this property.

Please see the floorplan for room sizes.

Utilities: Mains water, electric, telephone & broadband (up to 67mb - USwitch)

Drainage: Mains drainage

Heating: Wood burner and modern German electric heaters

Listed: No

Tenure: Freehold

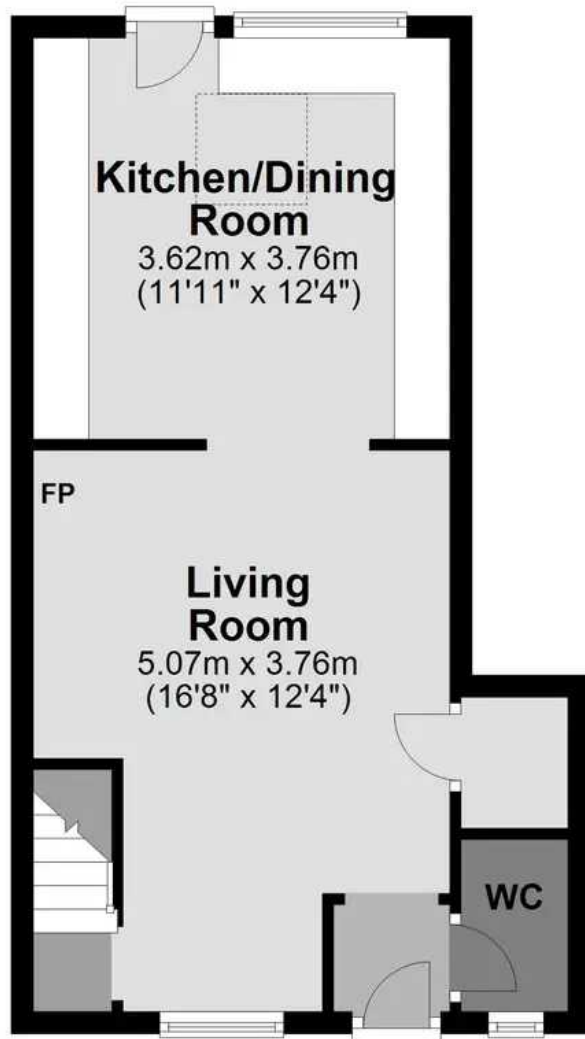
DIRECTIONS : Upon entering Cheriton Fitzpaine from the Crediton/Tiverton road at Coffin Tree Cross, turn left at the Half Moon Inn and proceed down into the village and 2 Pynes Terrace will be found on the left just before reaching the former school.

CHERITON FITZPAINE sits in a vast and hilly lowland region of Devon, the village is 9 miles from the City of Exeter and 1.5 miles northeast of the Crediton/ Tiverton A3072 road – a route that could be argued to be one of the most stunning sunset drives in the county. The village appears timeless and has many listed cottages with the classic poured custard thatched roofs. Notably there's also a gothic church, known for its hard edges and sharp peaks. There are two pubs, the award winning Gastro pub - The Ring of Bells and The Half Moon Inn – both of which are unique. Cheriton Fitzpaine is a substantial size and has a multi-million pound primary school, a community shop and Doctor's surgery plus nearby Thornes Farm Shop, Café & Deli which is home to some exceptional quality homegrown produce. Local children are fortunate to be able to enjoy both 'Jack's Acre', a large playing field/ park maintained by the parish council and a second playground too.



Ground Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



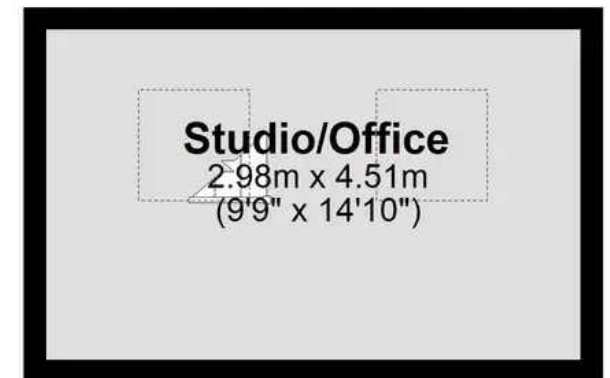
First Floor

Approx. 25.7 sq. metres (276.3 sq. feet)



Second Floor

Approx. 14.4 sq. metres (154.9 sq. feet)



Total area: approx. 76.1 sq. metres (819.4 sq. feet)

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