



Shirwill, Cheriton Fitzpaine

Guide Price £650,000

HELMORES
SINCE 1699

Shirwill

Cheriton Fitzpaine, Crediton, EX17 4BQ

- 3 bedroom detached bungalow
- Stunning rural location with incredible views
- 2.7 acres in total (2.2 acre paddock)
- Generous room sizes
- Oil central heating and timber double glazed windows
- Large garden, orchard and paddock
- Modern kitchen and utility
- Off-road parking and double garage
- No chain
- In need of some updating in places

Sitting less than a mile from the Mid Devon village of Cheriton Fitzpaine is Shirwill, a detached 4 bedroom bungalow with some stunning views over the rolling countryside towards Dartmoor to the West. The bungalow is in a half acre plot with gardens surrounding it and a small orchard to the north plus there's an adjoining paddock to the East which extends to over 2 acres giving a total of approx. 2.7 acres. The property was built in the 1990's and is now being offered for sale. Although there are some improvements to be made, the property is certainly liveable and with a kitchen and utility recently replaced, it's part way there. There's oil central heating, timber double glazed windows and it's on mains water and private and drainage.





It's fair to say that space isn't an issue here, both inside and out. The bungalow itself is approx. 2100 sqft (including the garage) with generous rooms sizes across the board. The large kitchen/dining room has been recently refitted with a matching utility. Usefully, the attached double garage is accessible from the utility and could even be converted to further accommodation or even an annexe should it be required (subject to permissions). The living room is light with windows to the South and West and double sliding doors open onto the garden. The master bedroom has an ensuite and there's a bathroom shared by the remaining two bedrooms.

The gardens surround the property with lawns and hedging and the front provides ample parking for numerous vehicles. Worth noting is that the banks to the roadside also are part of the plot. To the north of the property is a small orchard, accessible from the garden or via a separate entrance a few metres up the hill. This access also provides a lane to the gateway leading to the adjoining paddock. Measuring approx. 2.2 acres, the paddock has a hard standing at the entrance and there are no rights of way/access over the field for anyone else.

It's a super spot with some stunning views and with over 2 acres to play with, it's sure to attract those looking for some space around them with the opportunity to improve along the way.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2023/24 - £2765.40

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled



Drainage: Private drainage (septic tank)

Heating: Oil central heating via kitchen range

Listed: No

Tenure: Freehold

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 Ring of Bells and The Half Moon Inn – both of which are unique, but equally Devonian in spirit. 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 use (acquire grass stains in!) and shoot hoops in 'Jack's Acre', a large playing field/ park maintained by the parish council.

DIRECTIONS

For sat-nav use EX17 4BQ and the What3Words address is [///vocals.whistling.excavated](https://www.what3words.com/vocals.whistling.excavated)

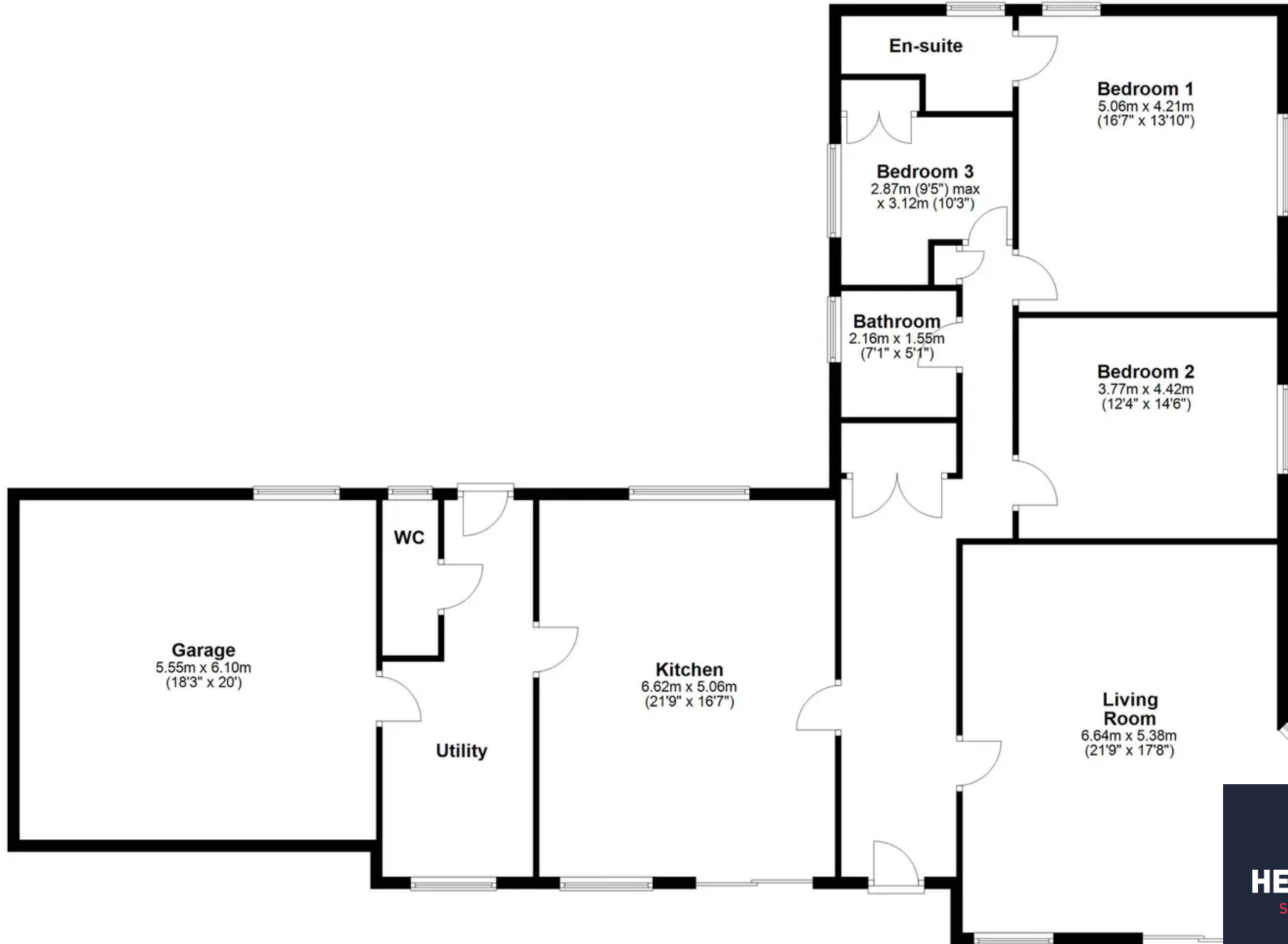
but if you want the traditional directions, please read on.

From Crediton head towards Bickleigh on the A3072 and after approx. 3 miles, turn left at Coffin Tree Cross as signed to Cheriton Fitzpaine. Follow the country road for approx. 2 miles and at Wordland Cross (the collection of houses at the top of the hill before dropping into the village), take the left hand fork. Once reaching the junction, turn left and up the hill (away from the village) and continue on the lane until you reach the bungalow (which will be the first property on the left).



Ground Floor

Approx. 198.1 sq. metres (2131.8 sq. feet)



Total area: approx. 198.1 sq. metres (2131.8 sq. feet)

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