



## Cross Cottage, Cheriton Bishop

Guide Price £250,000

**HELMORES**  
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# Cross Cottage

Cheriton Bishop, Exeter, EX6 6JH

- Charming cob cottage
- Sought after village with shop/doctors/pub
- 15 minutes into Exeter
- Large living room with wood-burner
- 2 bedrooms plus study
- Kitchen to rear and family bathroom
- Double glazing and heating
- Not listed
- No chain

Cheriton Bishop, a sought-after village just outside of Dartmoor National Park is a popular destination for buyers with its range of amenities and a village community that's well connected. Just a couple of minutes from the village is the A30, allowing easy access to Exeter and west to Cornwall. It's also on the edge of the stunning Dartmoor National Park, making it an ideal base from which to enjoy Devon. The village itself has a well-regarded health centre, primary school, shop/post office and pub and the nearest town of Crediton is approximately 6 miles away for more amenities and secondary schooling.



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The cottage has been rented out for a few years and is now offered for sale with no onward chain, having been well maintained and recently updated by the current owners so there's little to do. It's cob construction under a slate roof and not listed so it benefits from modern uPVC double glazing which certainly helps with both heat and sound insulation. There's a mixed heating system of both an electric boiler for some radiators and modern electric heaters, plus a working wood-burner in the living room. At the front of the cottage is an entrance porch (giving a buffer to the front for those with younger children/pets) and a useful study or occasional bedroom 3 which is a real bonus room at this price point. The living room has a recent neutral carpet and there is an original stone fireplace with the wood-burning stove and double doors lead to a second side porch. The kitchen is at the back, fitted with base and wall units and a bathroom completes the ground floor. On the first floor are the 2 double bedrooms.

Outside, although technically the cottage doesn't have a garden or parking, there is some outside space owned by the cottage and it may be possible to utilise this for a small courtyard or even parking (stp). The area to the side (left) of the cottage is part of it, as is a strip across the back and there is sole ownership and no official right of way for anyone else over this land. On street parking is readily available locally.





Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25-  
£2106.89

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Boiler (hot water and some rads) plus electric heating and wood-burner

Listed: No

Tenure: Freehold

**CHERITON BISHOP** is a village situated at the northern borders of Dartmoor National Park – between the City of Exeter and the town of Okehampton. The farmlands adjoining Cheriton undulate with true Devon character, gradually rising towards Dartmoor, where altitudes creep to heights in excess of 1000 ft above sea level. The village is ideally placed for hassle free access to the A30 dual carriageway, a direct injection into Exeter (10 miles) and a great route west to Cornwall. Facilities include, a parish church, two prosperous inns, a primary school and a Doctor's surgery. Fancy sloshing a drink around and wiggling to a beat? For music lovers: Cheriton hosts two annual festivals at the Woodleigh Coach House – 'The Gig in The Garden' and 'Jam in June', the perfect opportunity to see some talented local acts.

#### DIRECTIONS

For sat-nav use EX6 6JH and the What3Words address is [///bidder.composes.untrained](https://www.what3words.com/addr////bidder.composes.untrained)

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

When entering Cheriton Bishop from the A30 junction, pass The Old Thatch Inn on your left and the cottage will be found on the left opposite the junction to Church Lane.







# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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