



## Wreylands Cottage, Cheriton Fitzpaine, EX17 4JH

Guide Price £395,000

**HELMORES**  
SINCE 1699

# Wreylands Cottage

Cheriton Fitzpaine, Crediton

- Character cottage
- Parking & double garage
- Village location
- Beautiful cottage garden
- 2 Reception rooms
- 3 Bedrooms
- No chain!

This cottage sums up Cheriton Fitzpaine's charm and character, a picture postcard thatch property with a delightful cottage garden set in the heart of the village with a vibrant community surrounded by Devon's rolling hills. The cottage is being offered with no onward chain.

The front porch leads into the large lounge and you are immediately presented with the character this cottage offers. There is a large stone inglenook fireplace and an impressive original plank & muntin screen along with a deep window seat overlooking the front garden. The dining room is another large light and bright room with room for a large dining table and another smaller inglenook fireplace. Up from here is a further room which could be used as a study or an extra single bedroom and to the side is a utility area with a WC and plumbing for a washing machine & dryer.





The kitchen is at the rear of the property looking out to the garden with a range of cream solid wood units and tiled worktops. There is an oven with 4 ring hob. The kitchen has room for a table and there's a door that leads out to the garden.

Upstairs there are 3 double bedrooms. The master has vaulted ceilings and a handy dressing room area with a WC and separate shower cubicle. The family bathroom is spacious and has a shower over the white suite bath. The heating is electric via individually controlled radiators.

Outdoors to the front, a gate leads from the village lane into a lawned area surrounded by shrub and flower borders. There is vehicular access via the side to a courtyard area with 2 garages and tallet over along with parking. A door leads through to the gem of this property which is the rear garden. There is a paved area to enjoy outdoor dining and barbecues and a lawned area surrounded by shrubs, flowers and trees. The further part of the garden is laid to lawn and wildflowers and has a section fenced off for fruits including an apple tree, rhubarb and fruit bushes. A garden shed with power gives a useful storage space.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2024/25 - £2372.26

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric

Listed: Grade II

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.

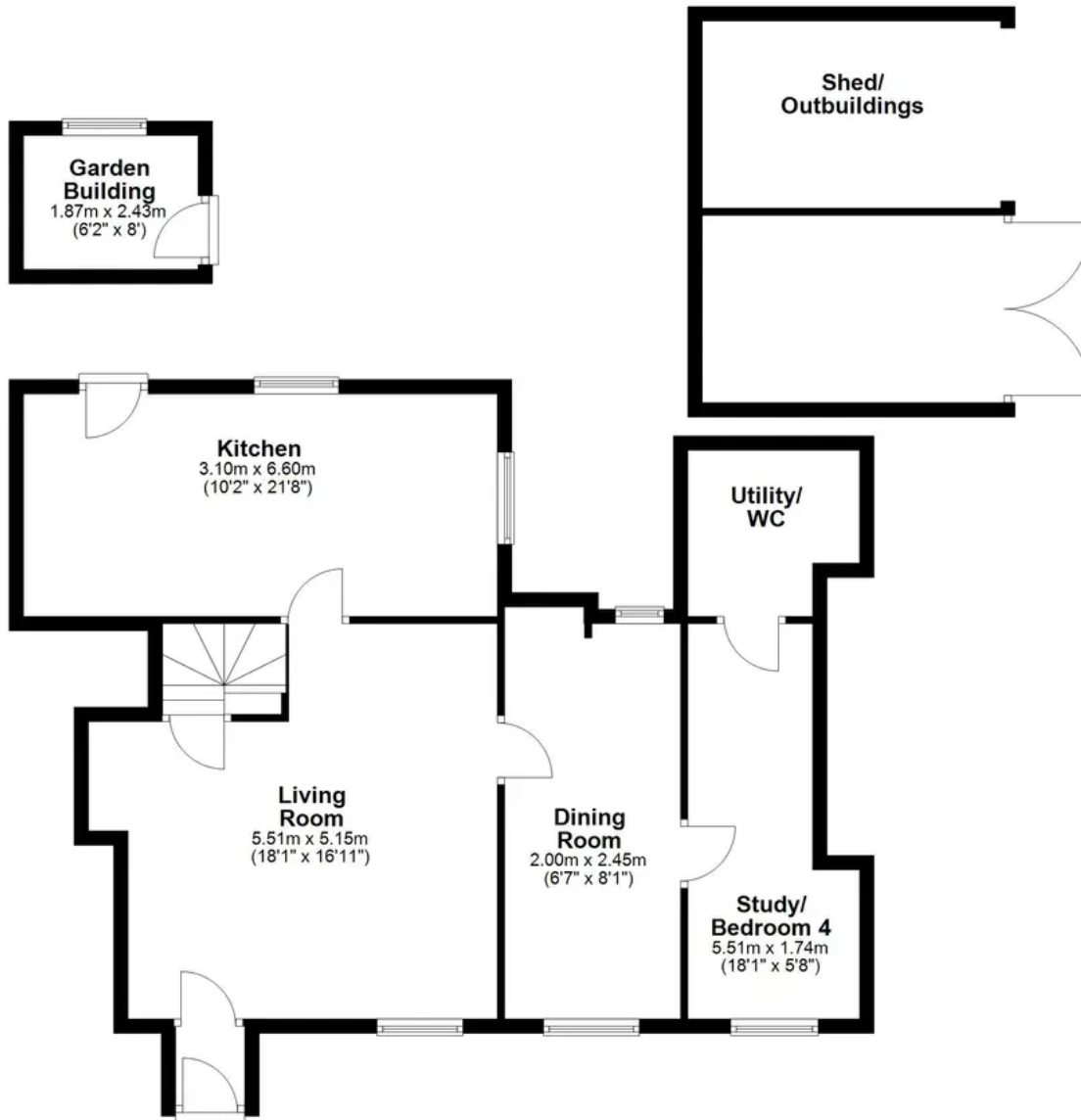
**DIRECTIONS :** From Crediton head on the A3072 towards Tiverton, after 4 miles take the left turn to Cheriton Fitzpaine, on entering the village, take a left turn at the T junction and Wreylands Cottage can be found on the right before the community shop.

What3Words: ///cowboy.onwards.blush



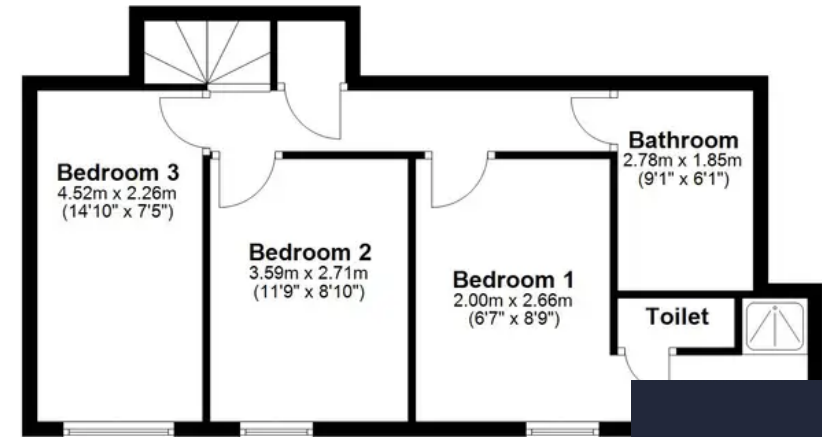
### Ground Floor

Approx. 108.8 sq. metres (1171.6 sq. feet)



### First Floor

Approx. 48.3 sq. metres (519.4 sq. feet)



Total area: approx. 157.1 sq. metres (1690.9 sq. feet)

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