



West Down Cottage, Cheriton Bishop, EX6 6HG

Guide Price **£350,000**

West Down Cottage

Cheriton Bishop, Exeter, EX6 6HG

- Cottage in need of renovation / replacement
- Project stripped out
- Backing onto fields
- Gardens of 0.50 acre
- Can repair or replace (planning in place)
- Approx. 1 mile to village
- Level and good access

Cheriton Bishop is a popular village due to its village community and great links onto the A30 opening up easy access to Exeter and beyond. There's a pub, shop and primary school with a school bus to secondary school and there is a very well thought of medical centre. The town of Crediton is about 15 minutes away and in the nearby village of Yeoford, there are rail links to Exeter and Barnstaple on the Tarka line.





The cottage itself is located just outside of Cheriton Bishop. It is in need of complete renovation and the current owners have begun the strip out. Please note that some floors and internal walls have been removed already, this is not a live in project! The property will require some additional structural work but would make a fantastic home once completed. To be in this location and have a newly renovated home would be something pretty special. So for those not wanting to go the whole way and build a new home (there is planning to do so!) then a submission to Mid Devon District Council could be made to enlarge/alter the existing house and still create a wonderful home. The plot extends to approx. 0.50 acres with some fantastic fruit trees towards the back of the plot.

Please do not access the property or the field without an appointment with the agents.

Please see the floorplan for room sizes.

Current Council Tax: C Mid Devon

Approx Age: 1900

Construction Notes: Brick under slate

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard broadband available (Ofcom) or Starlink option

Mobile Coverage: Ofcom – outside likely, inside depending on provider.

Drainage: Private Drainage (Septic tank)

Heating: TBC

Listed: No



Conservation Area: No

Tenure: Freehold

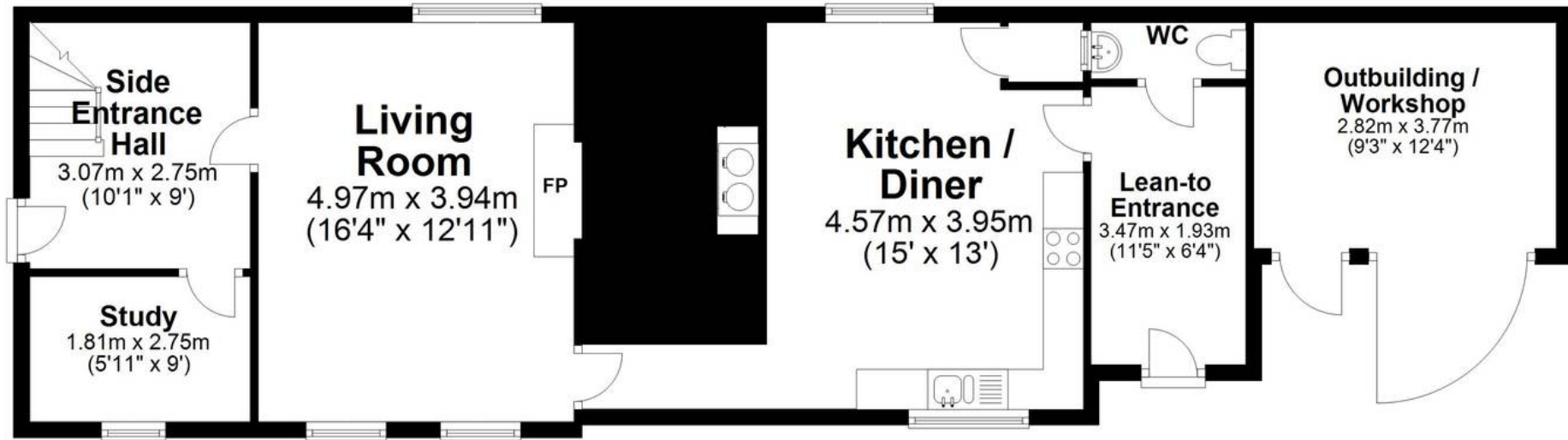
CHERITON BISHOP is a village situated at the northern borders of Dartmoor National Park – between the City of Exeter and the town of Okehampton. The farmlands adjoining Cheriton undulate with true Devon character, gradually rising towards Dartmoor, where altitudes creep to heights in excess of 1000 ft 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, an inn – The Thatch, 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 6HG and the What3Words address is [///paramedic.vintages.defectors](https://www.what3words.com/paramedic.vintages.defectors)



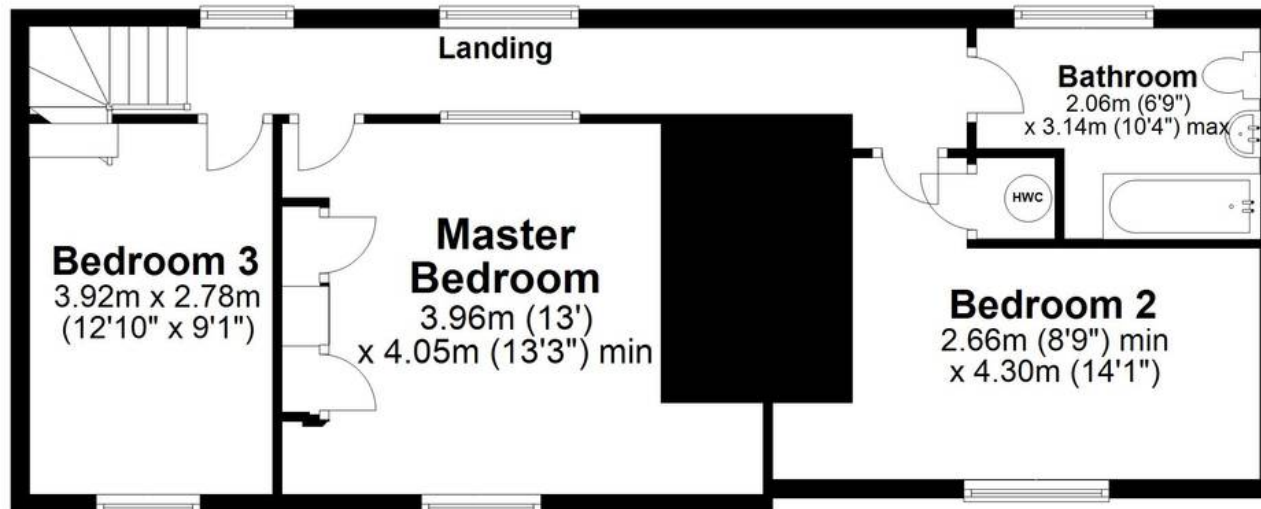
Ground Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



First Floor

Approx. 55.5 sq. metres (597.6 sq. feet)



Total area: approx. 117.4 sq. metres (1263.2 sq. feet)



Helmores

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