



**STAGS**

Moor Park

# Moor Park

Cheriton Bishop, Exeter, EX6 6JL

Exeter 12 miles A30 1,5 miles Fringes of Dartmoor National Park

- Tenders by noon on Fri 27th October
- Kitchen/breakfast room
- 2 Reception rooms
- Office, utility, cloakroom
- 4 Bedrooms, 2 Bathrooms (1 en suite)
- Enclosed gardens & off road parking
- No onward chain

**Informal tender £250,000**

## SITUATION

Moor Park is situated in the heart of the popular Mid Devon village of Cheriton Bishop. The village is a thriving community on the eastern flanks of the Dartmoor National Park and has a well regarded pub, post office/stores, health centre, village hall, veterinary surgery along with primary and pre school. The nearby village of Tedburn St Mary has a similar number of facilities. The university and cathedral city of Exeter lies ten miles to the east and has all the amenities one would expect of a centre of its importance including excellent shopping, dining, theatre and sporting amenities. Exeter has two railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

Lying on the fringes of the Dartmoor National Park, there is easy access to its many thousands of acres of beautiful unspoilt moorland countryside in which to enjoy a wide range of outdoor pursuits including walking, riding, cycling and fishing.

## DESCRIPTION

The property is a detached Grade II Listed property which the Listed Buildings notes suggest dates from the 19th



A detached Grade II Listed property for refurbishment with gardens in popular Mid Devon village





Century or earlier, with later extension. Of rendered cob and stone elevations under a part that and part tiled roof, it offers accommodation of over 1,500sq ft laid out over two floors.

The accommodation requires refurbishment and refreshment throughout, but does enjoy a good degree of character.

### ACCOMMODATION

A covered front entrance leads to the kitchen/breakfast room with Aga, ceiling beams and a range of base level units with space for table and chairs. There is a separate dining room together with a sitting room with fireplace, office/playroom, utility room with cloakroom and family bathroom.

From the sitting room stairs lead to the first floor where there are four bedrooms, one of which has an en suite bathroom.

### OUTSIDE

From the lane a pedestrian gate gives access to the front entrance. To the right is an enclosed area of level lawn. The rear gardens comprise a large level lawn, paved patio, orchard trees, shed and bordered by hedging and fencing.

### AGENTS NOTE

To the rear left of the garden a parking space for two vehicles is to be created.

### METHOD OF SALE

The property is offered for sale by informal tender with all tenders to be received by noon on Friday 27th October.

### SERVICES

Mains water. Mains drainage. Mains electricity. Oil-fired central heating.

### DIRECTIONS

From Exeter proceed on the A30 westwards towards Okehampton exiting at the Woodleigh junction signposted Cheriton Bishop. Proceed up into the village and Moor Park can be found on the left immediately after the new development.



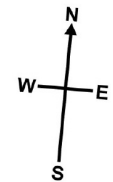
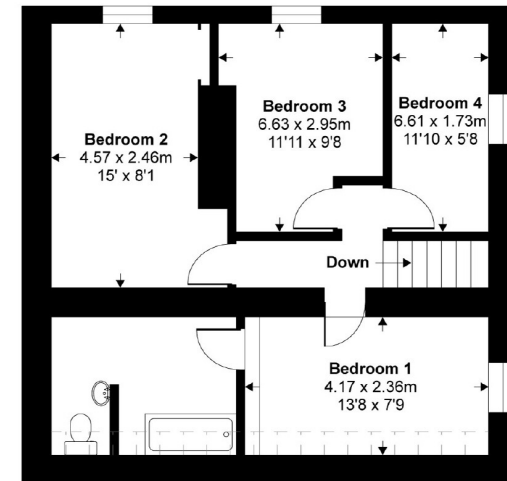


These particulars are a guide only and should not be relied upon for any purpose.

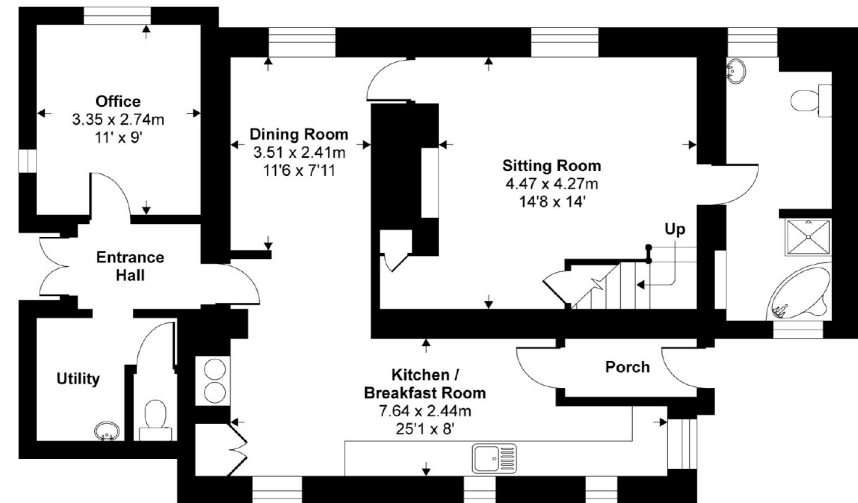


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Approx. Gross Internal Floor Area  
144.7 Sq Metres 1558 Sq Ft (Excludes Restricted Head Height)



First Floor



Ground Floor

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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale