



**HELMORES**  
SINCE 1699

Guide Price £150,000

**BARN AND LAND AT WORDLAND CROSS**  
Cheriton Fitzpaine EX17 4JR

We can't stress enough that this is a rare and exciting opportunity and not one to be missed. Planning has been granted to demolish an existing building and erect a new dwelling – so this is a new build in the countryside and comes with approx. 1.5 acres of paddock! Many people have dreams of escaping to the country and building their own home but often it is not affordable – maybe now it is.

The planning is for a detached single storey dwelling (bungalow) with 2 bedrooms, kitchen, bathroom and a living room opening onto a terrace. The siting of the property will enjoy rural views and is close enough to the village to walk to the pub and community shop. The 1.5 acres adjoin the main plot meaning a self-contained slice of Devon could be yours. On site at the moment is an existing single storey block barn, hard-standing and highway access plus water already on site. The agents are informed that electric is nearby (to be verified by buyer independently) and private drainage will need to be installed.

A planning pack showing the approved plans and decision can be found on Helmores website but further information may be found by visiting the Mid Devon planning portal and using reference 20/00894/FULL

Council Tax: TBC (Mid Devon)  
Utilities: Mains water on site, electric close by, private drainage to be installed by purchaser.  
Listed: No  
Tenure: Freehold

DIRECTIONS : From Crediton, head on the A3072 towards Bickleigh and turn left at Coffin Tree Cross towards Cheriton Fitzpaine. As you approach the village at Wordland Cross, bear left at the triangle and proceed down the hill. The plot will be

found on the left hand side, about halfway down, before reaching the next junction.

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.

#### COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: [helmores.com/staysafe](http://helmores.com/staysafe)

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.



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