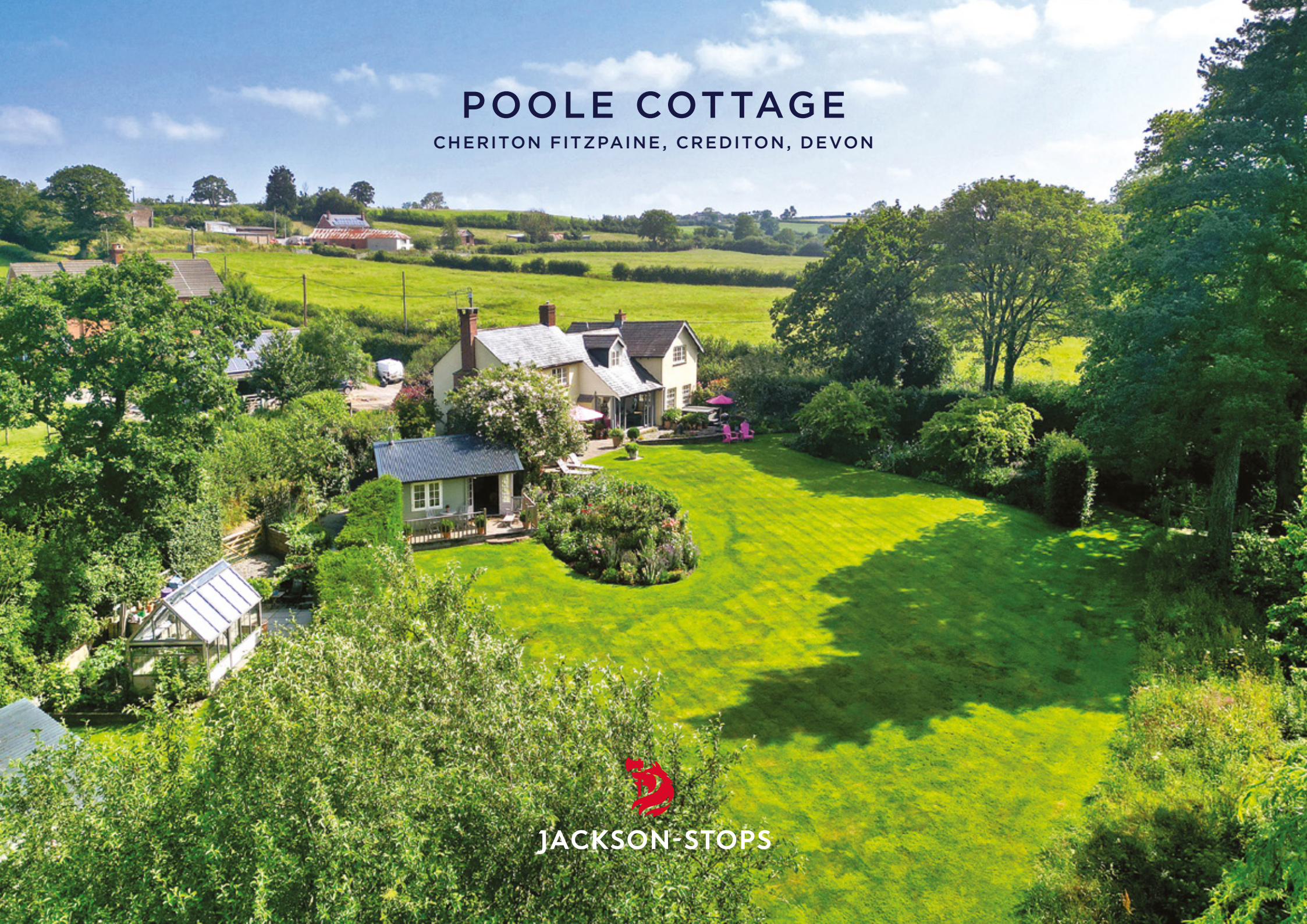
POOLE COTTAGE

CHERITON FITZPAINE, CREDITON, DEVON



JACKSON-STOPS

POOLE COTTAGE, CHERITON FITZPAINE, CREDITON DEVON, EX17 4BQ

TOTAL APPROX. FLOOR AREA 258.8 SQ.M. (2786 SQ.FT.)

A beautifully positioned family home with flexible accommodation and a superb, detached home office, set in magnificent gardens. Ideally located in the heart of Mid Devon, just 0.7 miles from the thriving village of Cheriton Fitzpaine.



DISTANCES

CHERITON FITZPAINE 0.7 MILES
CREDITON 4 MILES
TIVERTON 9.5 MILES
EXETER 10.5 MILES

GROUND FLOOR

- Entrance hall
- Open plan kitchen/breakfast room
- Dining room
- Sitting room
- Study
- Utility
- Cloakroom

FIRST FLOOR

- Principal bedroom with en suite bathroom
- Three further bedrooms
- Family bathroom
- Galleried landing

OUTSIDE

- Detached home office with woodburner and WC
- Garage
- Garden machinery shed and pump house
- Driveway with parking
- Terrace
- Lawns
- Kitchen garden
- Wild flower meadow

LOCATION

Poole Cottage occupies a highly desirable position in the heart of the scenic Mid Devon countryside. The property is situated just 0.7 miles from the thriving village of Cheriton Fitzpaine, while the bustling market towns of Crediton and Tiverton are within easy reach at 4 miles and 9.5 miles distant respectively. The vibrant cathedral city of Exeter lies approximately 10.5 miles to the south.

Cheriton Fitzpaine offers a quintessential village community with a rich blend of history and modern amenities. It boasts two historic churches, a recently constructed primary school, and a wealth of 15th-century architecture. The village is home to the highly regarded 'The Ring of Bells' pub and restaurant, a community shop, post office services, and an active network of local clubs and organizations.

The nearby market towns of Crediton and Tiverton provide a comprehensive range of services, including secondary schooling, supermarkets, leisure centres, and banking facilities. Notably, Tiverton is home to the renowned independent Blundell's School, which offers discount options for local day pupils.

The regional capital of Exeter offers an exceptional array of cultural, educational, and retail opportunities. The city features the prominent Princesshay Shopping Centre, the Guildhall Queen St dining quarter, and a flagship John Lewis department store, alongside a diverse selection of independent boutiques, theatres, and an award-winning museum. Exeter also hosts a world-class university and provides excellent transport links to London and the wider UK.

At Tiverton there is a dual carriageway (A361) to the M5 Motorway at Junction 27 near to which is Tiverton Parkway Railway Station with mainline services to London Paddington.



















Exmoor National Park to the north and Dartmoor National Park to the south are both renowned for their spectacular scenery and excellent walking, riding and fishing whilst the North Devon coast with its dramatic rugged coastline and sandy beaches. Both Bristol & Exeter airports are also within easy reach.

THE PROPERTY

Poole Cottage occupies an enviable, elevated position, commanding exceptional views over its own beautifully manicured gardens and the pristine surrounding countryside. Under the stewardship of the current owners, the property has been thoughtfully extended to create a bright, highly adaptable family home bathed in natural light.

At the heart of the house is the spectacular south-facing kitchen and breakfast room, perfectly designed for both modern family life and large-scale entertaining. This impressive space features an extensive range of fitted cabinetry, integrated appliances, and a traditional Heritage cooker, with ample space for a large breakfast table. Double sliding doors offer a seamless transition out to the sun terrace.

Adjacent to the kitchen is a formal, double-aspect dining room centred around a feature fireplace with a wood-burning stove. The charming sitting room, also accessed from the kitchen, displays abundant character with exposed timber beams and an impressive stone open fireplace, alongside direct access to the terrace. A dedicated staircase leads from here to a self-contained wing featuring two bedrooms with countryside views and a well-appointed shower room. The ground floor layout is completed by a practical study, utility room, and cloakroom.

The main staircase ascends to a striking, light-filled galleried landing. From here, the generous, double-aspect principal bedroom suite is perfectly positioned to capture the morning sun and rural vistas, benefiting from a contemporary en-suite bathroom with a separate shower. A further well-proportioned bedroom completes this wing of the first floor. The layout offers potential to unify the two distinct first-floor wings into a single cohesive space if desired and subject to the necessary planning consents.

OUTSIDE

The exceptional gardens at Poole Cottage represent a true labour of love by the current owners, thoughtfully designed to offer a variety of distinct outdoor spaces. Directly adjacent to the house is a large house is a large sun terrace featuring an elegant water feature and hot tub, providing an ideal setting for alfresco dining. Beyond the terrace, expansive lawns are framed by a rich collection of mature trees, established shrubs, and vibrant herbaceous borders.

A magnificent wildlife pond and a sweeping wildflower meadow create a tranquil, natural sanctuary within the grounds, offering a striking vantage point looking back towards the property. Discreetly positioned behind a mature yew hedge is a productive kitchen garden, complete with a fully fitted Cultivar greenhouse, raised beds, compost facilities, and a separate building for garden machinery and the pump house.

A particular highlight of the grounds is the superb, detached home office/studio, which sits independently within the garden. This generous, versatile workspace is equipped with a charming wood-burning stove, underfloor heating and a private cloakroom. Double doors open onto a private timber deck, capturing panoramic views over the garden and pond.

Additional amenities include a single garage positioned adjacent to the driveway, which provides comfortable off-road parking for at least three vehicles.

DIRECTIONS (POSTCODE EX17 4BQ)

Leaving Crediton on the A3072 signposted Tiverton continue for 3.5 miles to Coffintree Cross and turn left signposted Cheriton Fitzpaine. Follow this road for 1.3 miles passing Thornes Farm Shop and then turn left at the fork in the road at Lagge Hill, after 0.2 miles turn left at the T junction signposted Chilton. Travel another 0.5 miles and Poole Cottage will be found on the right hand side.

What3words - ///puffed.resorting.cube

PROPERTY INFORMATION

Services: Private water, mains electricity, oil central heating & private sewage. Car charging point.

Tenure: Freehold

Local Authority: Mid Devon District Council

Council Tax: Band D

EPC rating: E

Contents, fixtures and fittings: Unless specifically mentioned in these particulars, all contents, fixtures and fittings, garden ornaments and statues and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: By appointment with Jackson-Stops Exeter office: 01392 214222











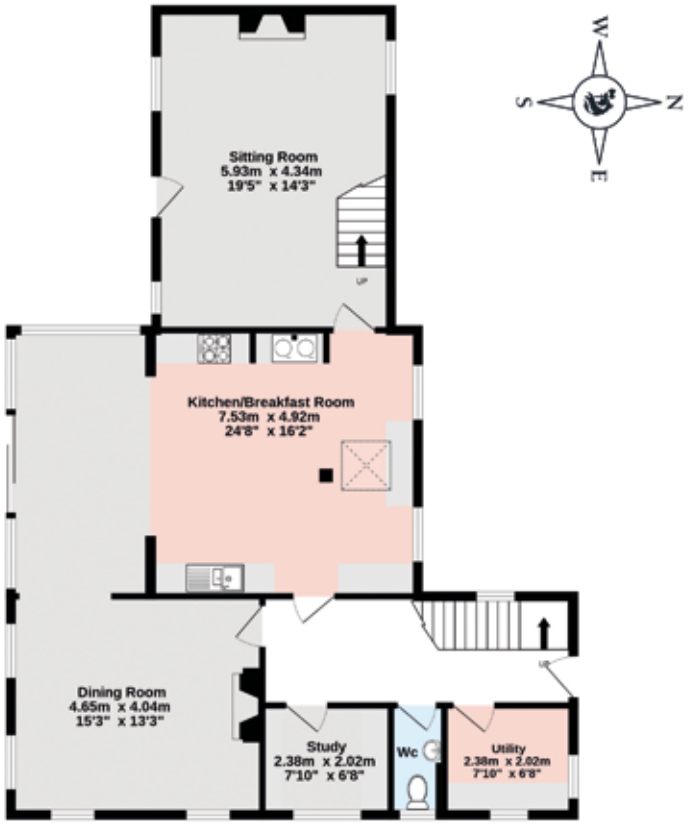


POOLE COTTAGE

TOTAL APPROX. FLOOR AREA 258.8 SQ.M. (2786 SQ.FT.)

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

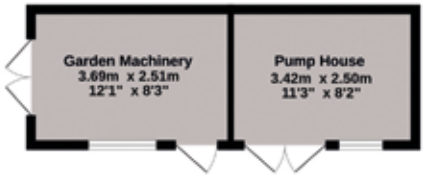
Ground Floor
103.2 sq.m. (1111 sq.ft.) approx.



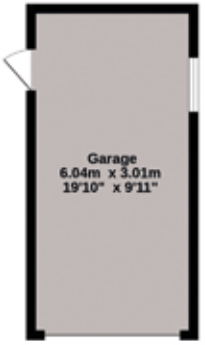
1st Floor
84.3 sq.m. (908 sq.ft.) approx.

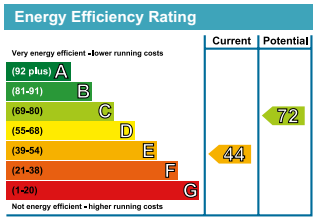


Outbuildings
71.3 sq.m. (767 sq.ft.) approx.









Important Notice: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

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