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Honeysuckle Cottage



Crediton 5 miles, Tiverton 9 miles, Exeter 10 miles, M5 (J27)/Tiverton Parkway Station 16 miles.

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**A charming period property set in the heart of a sought after village.**

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- Village Location
- Grade II Listed
- 1,100 sqft of Accommodation
- Close to Local Amenities
- Large Living Room
- 3 Double Bedrooms
- 2 Bathrooms
- Off Road Parking

**Guide Price £300,000**

### SITUATION

The property is set within the heart of the village of Cheriton Fitzpaine, which has a thriving and friendly community with an excellent nursery and primary school, two public houses and a church.

Crediton and Tiverton are nearby market towns with traditional shops, supermarkets, primary and secondary schools and leisure facilities. Also easily accessible are the National Parks of Dartmoor and Exmoor, and the North and South Devon coasts.

### DESCRIPTION

Honeysuckle Cottage is a charming Grade II Listed property believed to date back to the late 1600s. The property benefits from original features throughout, including exposed beams and an inglenook fireplace in the sitting room.

### ACCOMMODATION

The entrance hallway leads through to the large sitting/dining room, which benefits from original beams and a large inglenook fireplace with inset wood burner. Across the hallway is the kitchen, fitted with a range of wall and base units with space and plumbing for appliances. To the rear of the property is a ground floor bathroom fitted with a white suite including a bath, wash hand basin and WC. There is also a useful storage cupboard.

On the first floor are three double bedrooms, two of which overlook the front of the property. There is also a shower room, with walk in shower cubicle, wash hand basin and WC.

### OUTSIDE

To the front of the property is a small enclosed garden, mainly paved with an array of established shrubs and a path leading to the front door.

Located across the road is a courtyard garden/parking area which benefits from a log store and a garden shed.

### AGENTS NOTE

Please note that the owners of the neighbouring property 'Pamina' have a pedestrian right of way across the courtyard/parking area.

### SERVICES

Mains water, electricity and drainage.

### VIEWING

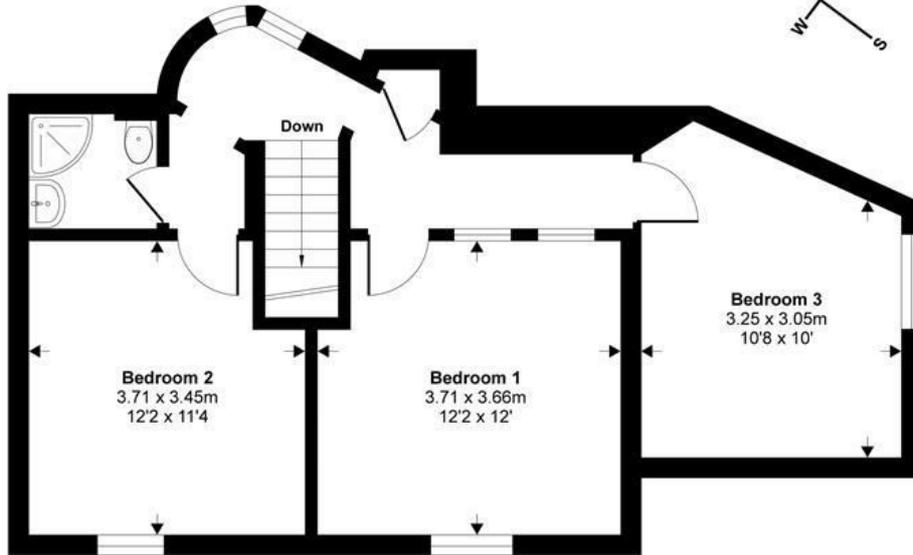
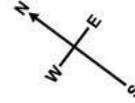
Strictly by appointment with the agents please.

### DIRECTIONS

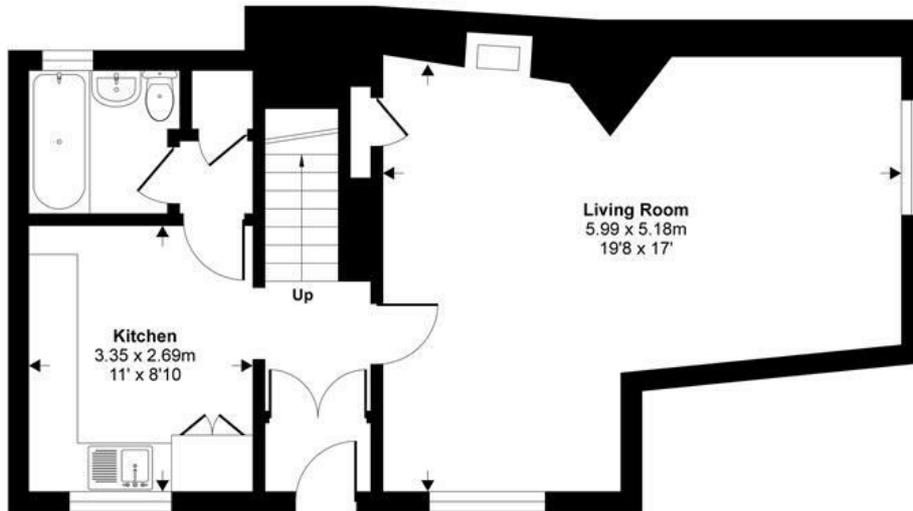
From Junction 27 of the M5 motorway, follow the A361 dual carriageway to Tiverton. Take the A396 south along the Exe Valley towards Exeter and at Bickleigh turn right immediately before the bridge and follow the A3072 towards Crediton. After 4.7 miles turn right signed to Cheriton Fitzpaine. On reaching the village pass the school on the right and continue along that road, passing the Half Moon Inn on the left. Continue down the village street and follow the road around to the right, passing the church. Continue down the hill, and turn slightly left onto Tower Hill where the property can be found on the right.



Approximate Area = 1130 sq ft / 105 sq m  
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2021. Produced for Stags. REF: 748066

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

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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