

STAGS

Cross Cottage

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Crockernwell, Exeter, EX6 6NE

Exeter Cathedral (12 miles), Crediton (8 miles), Exeter Airport (20 miles) M5 Junction (13 miles)

Exciting refurbishment opportunity to develop into a contemporary family home in a sought after village

- Exciting refurbishment opportunity
- Open to offers
- Off street parking
- Strong village community
- Council Tax Band C
- Four bedroom property
- Good sized garden
- Close to excellent transport links
- EPC Rating E
- Freehold

Guide Price £280,000

SITUATION

Cross Cottage occupies a delightful position in the heart of the sought-after village of Crockernwell, on the eastern edge of the Dartmoor National Park. The village enjoys a welcoming community atmosphere and is surrounded by the rolling Devon countryside, offering an abundance of scenic walks and bridleways right from the doorstep. Conveniently located, Crockernwell has excellent access to nearby amenities in Cheriton Bishop and the market town of Crediton, both providing everyday facilities and schooling. The cathedral city of Exeter lies approximately 12 miles to the east, offering a comprehensive range of cultural, educational and leisure amenities, along with mainline rail and motorway links.

Fingle Bridge is a historic packhorse bridge and renowned beauty spot nestled in Dartmoor National Park, Devon. Adjacent to the bridge is the Fingle Bridge Inn, a popular riverside pub known for its welcoming atmosphere and views of the surrounding landscape. The area, cared for by the National Trust and the Woodland Trust, is a favourite destination for walkers, nature lovers, and those seeking a peaceful retreat in the heart of Dartmoor. This enviable location combines the charm of rural village living with easy access to the wider region.







DESCRIPTION

Cross Cottage offers an exciting opportunity to refurbish this centrally located village property, with potential for extension (STPP), and to create a wonderful contemporary family home. Currently laid out as two reception rooms, a kitchen with an oil fired Rayburn, downstairs bathroom, three bedrooms on the first floor, a fourth bedroom on the top floor, along with a useful storage room.

ACCOMMODATION

Cross Cottage, entered via black metal gates, allows room for off street parking directly next to the property in the courtyard. The current layout on the ground floor takes you into the dining room which we are led to believe has the original inglenook fireplace behind the current modern installation. From here you enter the kitchen with a working oil fired Rayburn and views overlooking the courtyard and garden. The property is served by a downstairs bathroom with a shower and WC. Also on this floor is a sitting room with a boarded fireplace and double windows.

Upstairs there are three bedrooms and on the top floor is a fourth bedroom along with large storeroom with potential to being incorporated into useable living space (STP).

GARDEN AND OUTBUILDINGS

To the side of the property there is a useful carport and large store which houses the current oil tanks. The south facing garden is mainly laid to lawn and is surrounded by stone walls. Within the garden there are two green houses and a wooden shed at the far end.

SERVICES

Oil central heating
Mains drainage, water and electricity

AGENT'S NOTES

Cross Cottage in not listed but is within the Dartmoor National Park

DIRECTIONS

What3words - ///copiers.composer.cushy

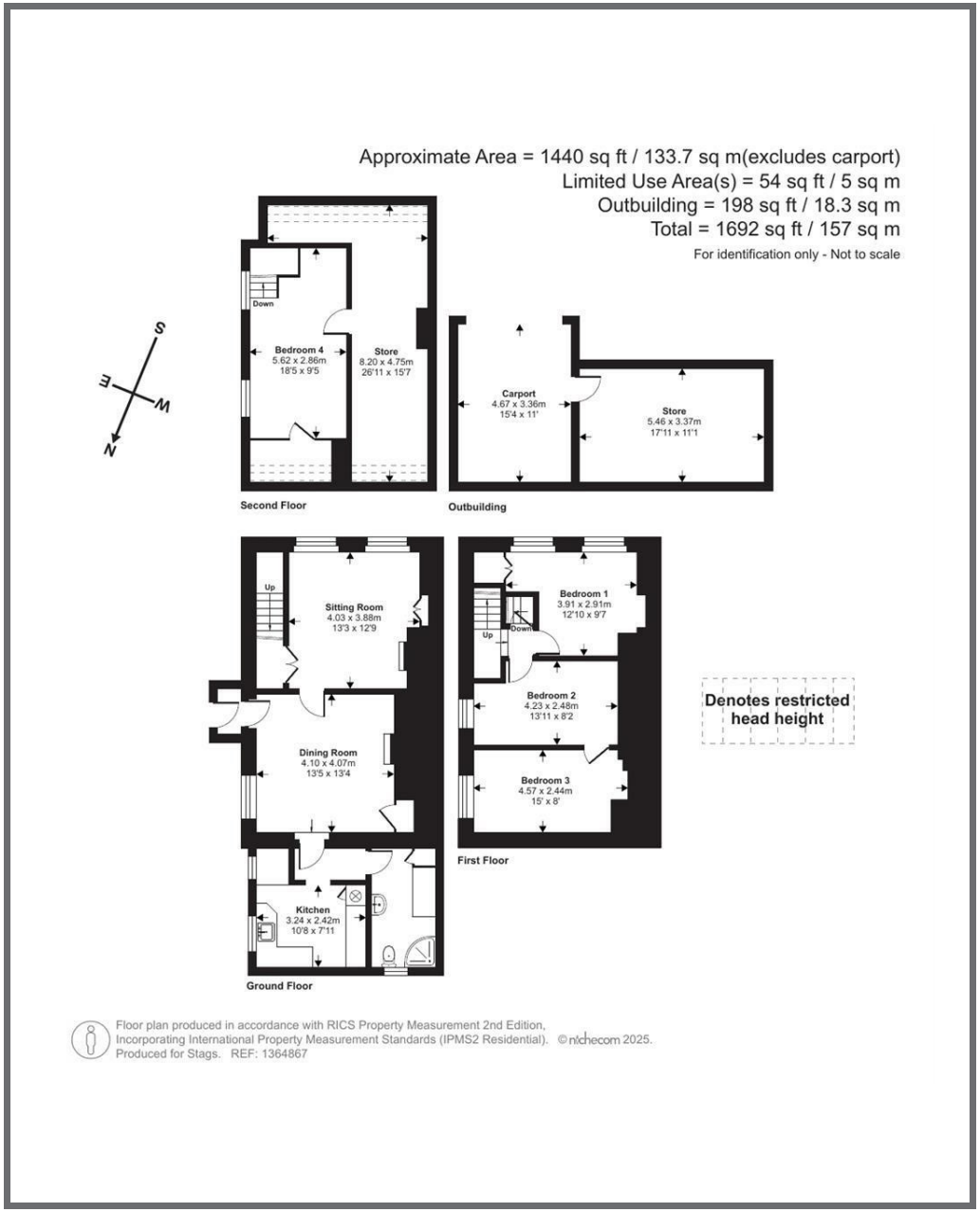




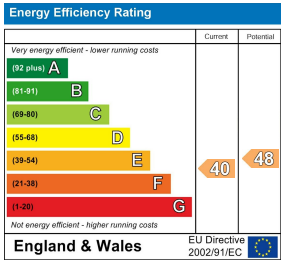


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202