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Higher Waterhouse Barn, Cheriton Fitzpaine
Crediton, EX17 4HJ

A refurbished barn conversion with separate barn/studio in rural location with views.

Crediton 6 miles - Tiverton 7 miles - M5 motorway (J27)/Train Station 14 miles -

• 4/5 Bedrooms • Master En-suite & Family Bathroom • Kitchen/Dining Room
• Sitting Room • Study • Separate Barn/Studio • Garage & Parking •
Established Gardens •

£475,000

Cornwall | Devon | Somerset | Dorset | London

SITUATION

Higher Waterhouse Barn is situated off a quiet country lane between the villages of Cheriton Fitzpaine, Cadeleigh, and Way Village, in the heart of the unspoilt rolling farmland and woodland of Mid Devon, west of the beautiful Exe Valley. The nearby villages of Pennymoor, Cadeleigh, Bickleigh and Cheriton Fitzpaine together offer a great community with their public houses, churches and two excellent infant schools. Cheriton Fitzpaine also has a shop, post office and newly refurbished village hall.

Crediton, 6.5 miles distant offers a range of shops and facilities as well as Queen Elizabeth Academy secondary school. In Tiverton there is a full selection of local facilities including leisure centre, hospital, superstores, and golf course. There are primary and secondary schools in Tiverton, including Blundell's school, and a selection in Exeter, including Exeter school and Maynards.

Also easily accessible are the National Parks of Dartmoor and Exmoor, and the sandy and surfing beaches of the North Devon Coast.

There is quick access, via Bickleigh, the A396 and Tiverton, to the A361 dual carriageway, leading west to Barnstaple and the North Devon Coast, or east to J27 of the M5 motorway, beside which lies Tiverton Parkway Station with regular connections to London (Paddington), in just over 2 hours. To the south, the A396 leads to the University and Cathedral city of Exeter, where there is an international airport.

DESCRIPTION

Higher Waterhouse Barn offers a detached four bedroom barn conversion, a newly finished studio space, with storage and garage, gardens and parking, set in a lovely rural position yet easy accessible. The barn itself has been finished to a high standard and provides spacious and flexible living accommodation.

ACCOMMODATION

Oak stable door to porch. Wooden door with window leading to:

HALLWAY

Stairs to first floor. Doors to all rooms.

SITTING ROOM

Double aspect L shaped sitting room. French doors to garden. Fireplace with woodburner and beam over. Two radiators. Views over the rear garden.

CLOAKROOM

Low level WC and pedestal wash hand basin. Plumbing for washing machine

KITCHEN/DINER

A range of wall and base units with oak work surface over. Electric Neff hob with extractor over. Built-in Neff oven with microwave above. Space for fridge freezer. Built-in dishwasher. Neff halogen induction hob. Belfast sink. Space for dining table. Radiator. Window to front. French doors to rear.

STUDY

Built-in shelving. Radiator. Window to rear looking over the rear garden.



FIRST FLOOR LANDING

Stairs to first floor with hatch to loft and radiator. Doors to all rooms.

BEDROOM 1

Built-in wardrobes, radiator, window to front. Door to:

EN-SUITE

Double power shower cubicle, low level WC, wash hand basin, heated towel rail. Window to side.

FAMILY BATHROOM

A white suite comprising panelled bath with power shower over, wash hand basin, low level WC, heated towel rail, shelving and window to rear.

BEDROOM 2

A double room with radiator and window to rear.

BEDROOM 3

A double room with radiator and window to rear.

BEDROOM 4

A double room with radiator and window to front.

BEDROOM 5/STUDY/DRESSING ROOM

Radiator. Window to front.

OUTSIDE

The property is approached via two oak 5 bar gates leading to a parking and turning area with space for 6 cars. To the front is a large patio area with a seating area. There is access both sides of the property to the rear garden with large patio area and an

area of lawn, with views over fields beyond. There is a shed at the bottom of the garden.

GARAGE/ WORKSHOP

With electric, light and water. With double doors and pedestrian door.

BOOT ROOM

Double wooden doors into store, with shelving and built-in storage. Stairs up to studio.

STUDIO

With three windows to side and four Velux windows, electric heating, exposed beams and stonework.

DIRECTIONS

From Tiverton, follow the A396 to Bickleigh, turning right just before the bridge at the Fishermans' Cott towards Crediton (A3072). Immediately after the hump back bridge turn right to Cadeleigh and continue up the road until you enter the village. Continue straight on through the village for a further mile, turning left at Post Box Cross towards Cheriton Fitzpaine. At Brindiwell Cross turn right and follow the road to Upham. At the next T-Junction turn right. The property will be found in a short distance on your right hand side.

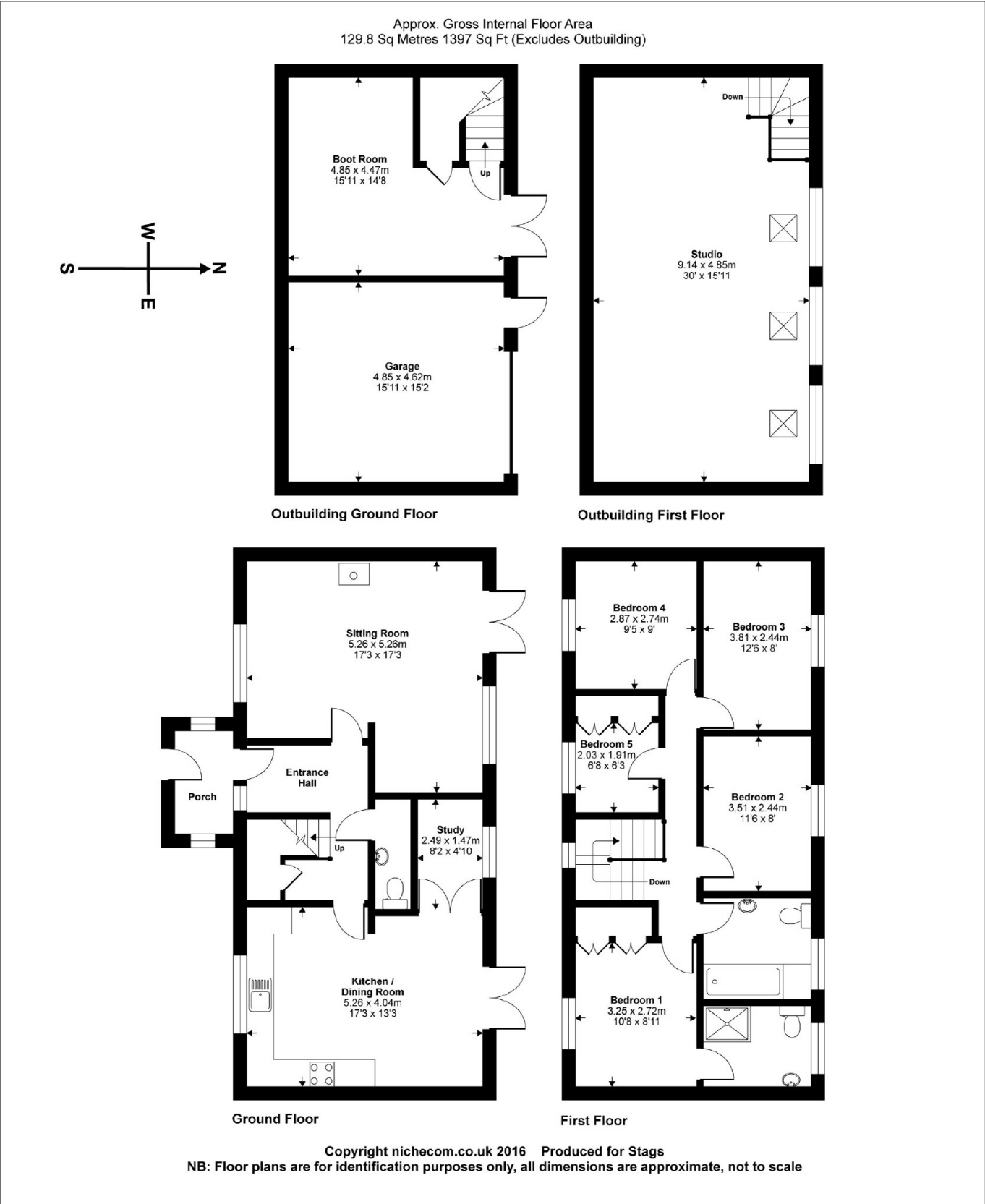
VIEWINGS

Strictly by prior appointment through the agents, Stags, on 01884 235705.

SERVICES

Mains electricity and water. LPG gas central heating. Private drainage.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E		
21-38	F	32	
1-10	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	