

6 Barnshill Close

6 Barnshill Close

Cheriton Fitzpaine, Crediton, EX17 4LJ

Crediton 5 Miles | Exeter 9 Miles.

A delightful detached four-bedroom home set in the popular village of Cheriton Fitzpaine with large garden, benefitting from off street parking and garage.

- Detached Four Bedroom Home
- Kitchen/Breakfast Room
- Driveway Parking & Garage
- Large Garden with Views
- Council Tax Band E
- Two Reception Rooms
- Master Bedroom with En Suite
- Cloakroom & Utility
- Village Location. Exeter 9 Miles
- Freehold

Guide Price £425,000

DESCRIPTION
6 Barnshill Close is a detached four-bedroom home located in the popular village of Cheriton Fitzpaine. The property offers generous accommodation with a large sitting room benefitting from a log burner, good sized kitchen/breakfast room and a separate dining room. Upstairs the property features four well appointed bedrooms, two of which have built in storage areas along with en suite to the master bedroom and a family bathroom serving the remainder of the bedrooms.

Outside, the property sits in a large plot with the garden looking over the surrounding countryside and fields beyond, the garden itself is laid to lawn bordered by mature plants and shrubbery. The property is also complimented by driveway parking and an integral garage.

Set in a peaceful cul-de-sac on the edge of the picturesque village of Cheriton Fitzpaine, the property enjoys a lovely rural setting with excellent access to local amenities, including; community shop, 2 pubs, primary school, doctors surgery and church. Exeter is within 9 miles, whilst Crediton is 5 miles.

SERVICES
Mains electricity, water and drainage. Oil Fired Central Heating. PV Panels.
Ofcom predicted broadband services - Standard & Superfast.
Ofcom predicted mobile coverage for voice and data: Internal – O2 and Vodafone..
External – EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

DIRECTIONS
What3Words:///fortunes.fails.sapping
Google Drop Pin: https://maps.app.goo.gl/qAZWmU4MFxobEPSc9















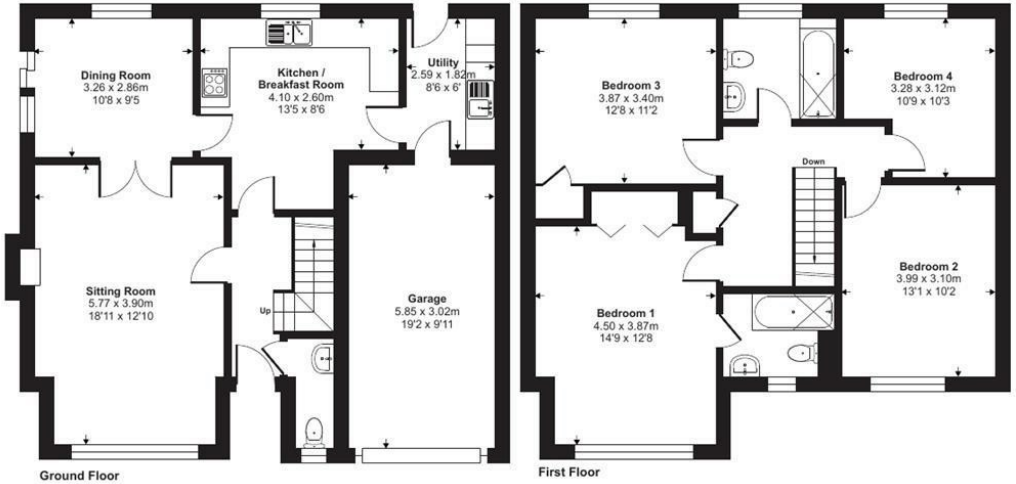




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.

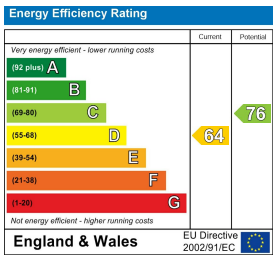


Approximate Area = 1454 sq ft / 135 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1644 sq ft / 152.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1438102

STAGS



19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk
01884 235705