

Brindiwell Cottage







Brindiwell Cottage,

Cheriton Fitzpaine, Crediton, , EX17 4HR

Cheriton Fitzpaine 2 Miles | Tiverton 8 Miles | M5 Link 6 Miles | Exeter 11.5 Miles

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A detached three-bedroom bungalow, in the heart of the countryside within a generous plot totalling approximately 0.6 acres.

- Detached Bungalow
- No Onward Chain
- Rural Location
- Private Drive
- Council Tax Band C
- Three Bedrooms
- Outstanding Views
- In All Approximately 0.6 Acres
- Scope to Modernise/Extend
- Freehold

Guide Price £400,000

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SITUATION

Enjoying uninterrupted views across the surrounding countryside, Brindiwell Cottage occupies a particularly attractive rural setting in this beautiful part of Devon. Situated between the charming villages of Cheriton Fitzpaine and Cadeleigh, just west of the Exe Valley and the renowned village of Bickleigh, the property is ideally placed to enjoy the best of rural living. These nearby villages offer a range of local amenities, including village shops, churches and a good selection of traditional public houses.

The thriving market town of Tiverton lies approximately 6 miles away and provides an excellent range of shopping, educational and recreational facilities. Transport links are also particularly convenient, with access to the M5 motorway at Junction 27 via the A361 dual carriageway, together with Tiverton Parkway mainline railway station, offering regular intercity services to London Paddington, with journey times of approximately two hours.

DESCRIPTION

Brindiwell Cottage offers a unique opportunity to purchase a country property in a large plot, totaling approximately 0.6 acres, with incredible views, offering flexible accommodation and space to modernise or extend, subject to necessary consents.

ACCOMMODATION

Internally, the property consists of a spacious porch/conservatory, which enjoys a southerly aspect and glorious views, making for a peaceful seating area, adjoining this is a nice sized sitting room. Down the hallway is the kitchen, with ample worktop space and space for a table in the centre, there is also rear access and a boot room.
On the other side of the hall are three good sized bedrooms, with the main benefitting from the stunning outlook. To the rear of the property is the family bathroom with shower over bath, wash basin and w/c.

OUTSIDE

The property is positioned in a very large plot with the grounds amounting to approximately 0.6 acres, providing ample external space, including an orchard, surrounded by mature hedging and shrubbery. Also a private driveway serves the property with parking for several cars.













SERVICES

Mains electricity & water. Oil Fired Central Heating. Private drainage – the buyer will be required to install a new independent drainage system on the property within 12 months of purchasing it. In the interim they will be allowed to use the existing shared drainage system subject to contributing 50% to the cost of emptying and maintaining it.
Ofcom predicted broadband services - Standard & Ultrafast available.
Ofcom predicted mobile coverage: External - EE, Three, O2 and Vodafone.
Internal - EE, O2, Vodafone (variable) & Three.
Local Authority: Mid Devon District Council.

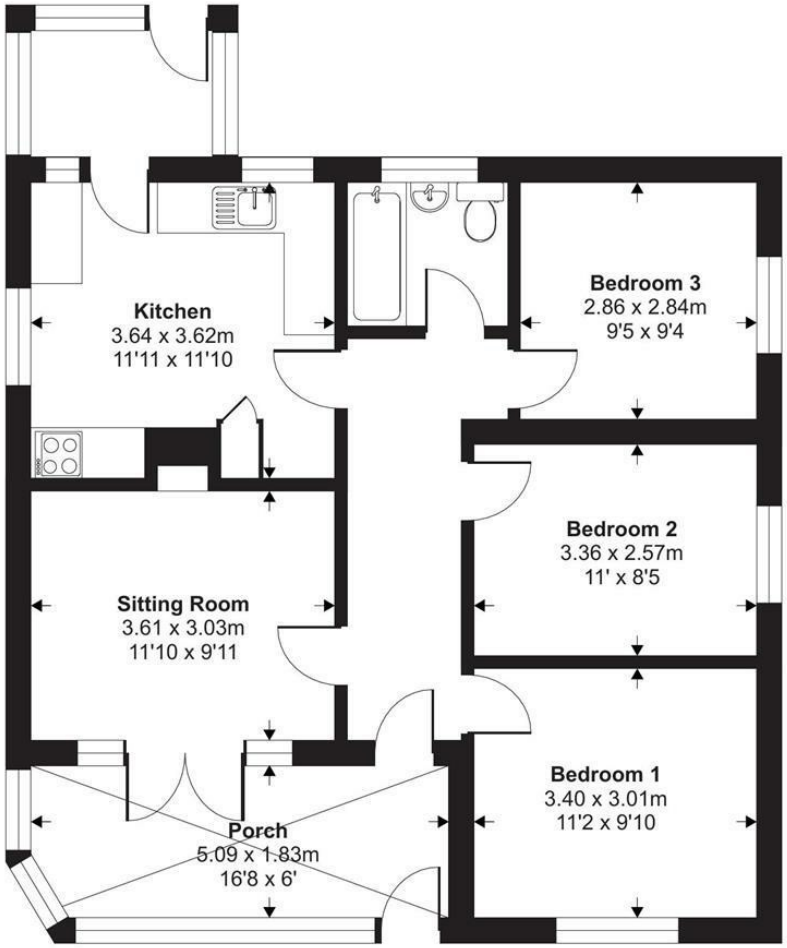
DIRECTIONS

Google Drop Pin: https://maps.app.goo.gl/APar7hv95DDrQcuGA
What3Words: ///round.rocked.twinkled

Approximate Area = 872 sq ft / 81 sq m

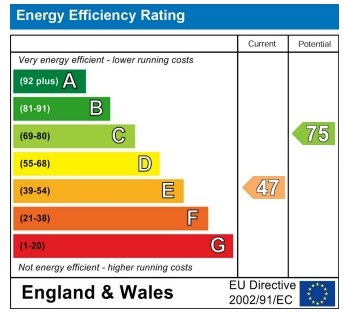
For identification only - Not to scale





Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1540622



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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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