



Meadowsweet Cottage, Chilton, Devon

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Meadowsweet Cottage, Chilton, Crediton, Devon EX17 4AQ

A delightful four-bedroom Grade II listed cottage in a beautiful rural setting near Crediton

Crediton 3.5 miles, Tiverton 10.0 miles, Exeter city centre 10.0 miles, M5 (Jct 29) 14.5 miles

Sitting room | Drawing room | Kitchen/breakfast room | Study | Four bedrooms, one with en suite cloakroom | Family bathroom | Garage with office | Garden | EPC rating E

The property

Meadowsweet Cottage is a charming period property that offers light-filled and flexible accommodation arranged over two floors. The cottage, which is partially Grade II listed, combines two smaller cottages which date from mid-18th and 19th centuries respectively and retains plenty of its original character, including a thatched roof and internal timber beams.

The ground floor has a drawing room with a vaulted ceiling, exposed timbers, a skylight, a brick-built fireplace with a woodburning stove and French doors that open onto the garden. There is also a sitting room with a triple aspect allowing for a wealth of natural light and an open fireplace. The kitchen is fitted with modern Shaker-style units and integrated appliances. The ground floor also offers two well-proportioned bedrooms with one benefitting from an en suite cloakroom and a useful study which could also be used as an additional bedroom if required.

There are two further well-presented bedrooms on the first floor, as well as a family bathroom.

Outside

At the rear of the cottage there is a detached garaging block which also includes an office, providing an ideal space for home working. The large garden to the rear includes paved terracing and a spacious area of lawn, bordered by hedgerow and post and rail fencing, as well as two garden sheds. The property further benefits from paddock across the lane measuring approximately 1.02 acres providing further space to enjoy the peaceful setting and could be used for grazing animals.

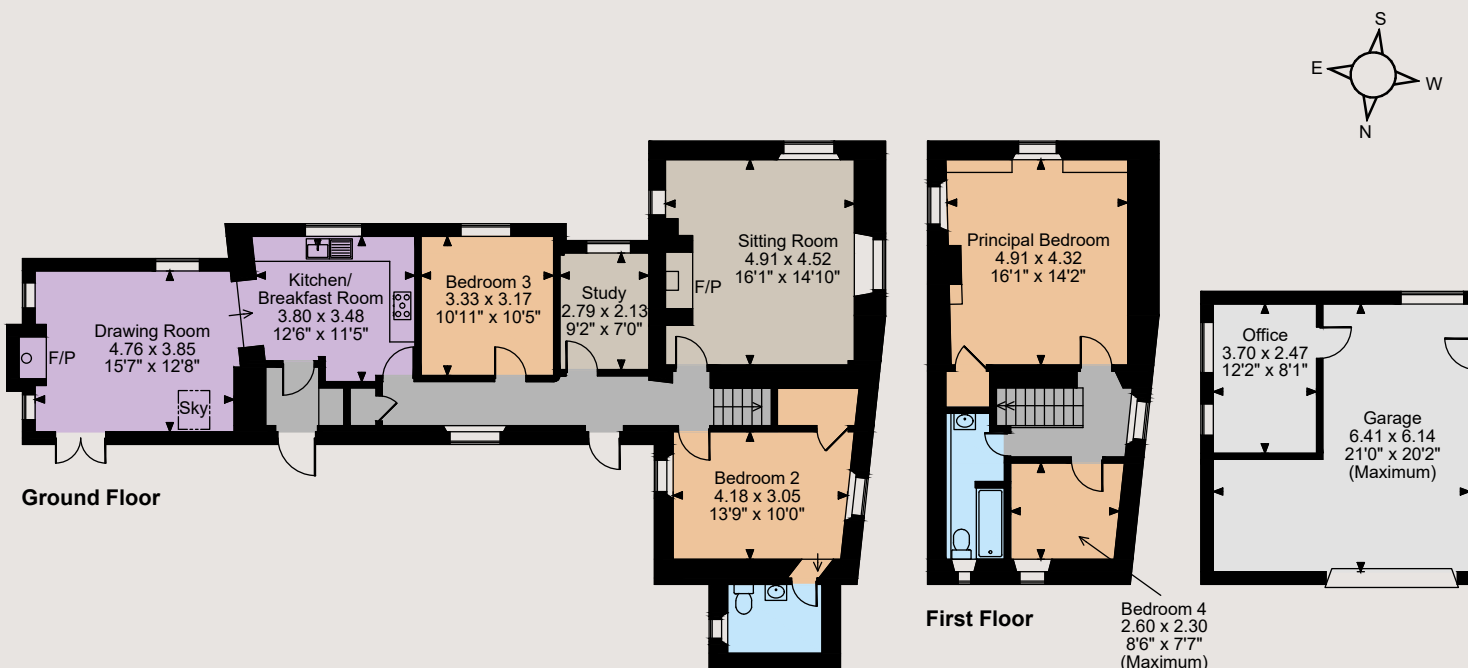
Location

The property is set in the hamlet of Chilton, surrounded by the beautiful Mid Devon countryside. The village of Cheriton Fitzpaine is just under two miles away, offering a village store and post office, two local pubs and a primary school. The small town of Crediton, just over three miles away, offers further local amenities, including supermarkets, a range of shops, restaurants, cafés and leisure facilities. Golf is available at Downes Crediton Golf Club. The bustling town of Tiverton is 10 miles to the north offers further amenities as well as the renowned independent Blundells School with the property situated within the reduced fee catchment area. For an even greater number of facilities, the Cathedral City of Exeter is just 10 miles away, offering a variety of leisure facilities and amenities, including an arts centre, the RAMM museum and various restaurants, bars and eateries as well as several shopping outlets including a John Lewis, IKEA and Waitrose supermarket. There is a mainline station at Crediton, offering services to Exeter, while Exeter St. David's provides regular services to London Paddington. For road connections, the M5 is 14 miles away.





Floorplans
House internal area 1,624 sq ft (151 sq m)
Garage and Office internal area 424 sq ft (39 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Exeter, take the B3183 New North Road away from the city centre, joining the A377. Continue to follow the A377 for 6 miles, into Crediton, before turning right onto East Street and then left onto the A3072 (Mill Street). At the roundabout, take the first exit to stay on the A3072, and after 2.5 miles, turn left following the sign for Chilton. You will find the property on the right.

General

Local Authority: Mid Devon District Council
Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations. Oil-fired central heating.
Council Tax: Band E
Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Tenure: Freehold
Guide Price: £685,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

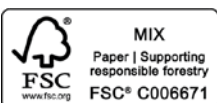
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