



Little Pynes, Cheriton Fitzpaine, Crediton, EX17 4JA

Guide Price £395,000

Introducing this charming three / four bedroom character property situated within a highly desirable village location. Internally, the property has been meticulously updated, still retaining a wealth of historic appeal but with the benefit of modern comforts.

Winkworth

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Little Pynes is a delightful and surprisingly spacious character property that has been thoughtfully modernised and tastefully updated throughout.

Internally, the accommodation briefly comprises a spacious entrance hall with stairs to first floor and a useful understairs storage cupboard, steps lead to a large living room with exposed ceiling beams, patio doors opening onto the rear courtyard as well as a newly installed and highly efficient Woodwarm Wood Burner. There is a stylish and modern fitted kitchen which enjoys a Stoves range cooker with gas hob and electric oven, granite worktops, underfloor heating and a fantastic outlook over the garden. Also on the ground floor is a study / fourth bedroom which has underfloor heating, ample storage and a newly fitted wet room with electric shower making this an ideal space for any families who may have dependents living with them.

On the first floor, there are two bedrooms, the master with fitted wardrobes and a further double room with rear outlook, as well as the family bathroom with a freestanding roll top bath and separate shower cubicle with electric shower as well as underfloor heated tiles. On the second floor, there is a large bedroom and a smaller room which is currently being used as a home office but could be used as a walk-in wardrobe or just for extra storage space.

The property is heated via a modern electric heating system with ELKAtherm electric radiator's controlled by Wi-Fi, as well as having Plantation shutters in most rooms.

Outside, there is a large, enclosed garden to the rear which is laid mostly to lawn and bordered by a variety of mature shrubs and trees including apple, cherry, fig and rose bushes, with a patio area approached via the double doors in the living room. At the rear of the garden there is a decked area with a conservatory / sunroom and a garden shed both having power, as well as your very own brick built pizza oven!

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £10 is levied for each verification undertaken.



AT A GLANCE:

Beautifully Presented Character Property
Three / Four Bedrooms
Newly Installed Modern Electric Heating
Woodwarm Wood Burner
Completely Renovated Throughout
Spacious & Versatile Accommodation
Large Enclosed Rear Garden
Summerhouse With Lighting & Power
Brick Built Pizza Oven
Sought After Village Location

PROPERTY INFORMATION:

COUNCIL TAX: Band C
SERVICES: Mains Electric, Water & Drainage. BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach April 24.
MOBILE SIGNAL: You Are Likely To Have Good Coverage
HEATING: Electric Heating
LISTED: No
TENURE: Freehold
CONSTRUCTION: Believed to be Cob

There is no private parking with the house, however ample parking is available on roadside in village.

Agents Note: The property has a flying freehold to the rear.

Restrictions and Rights - Please refer to agent.

Cheriton Fitzpaine, Crediton, EX17

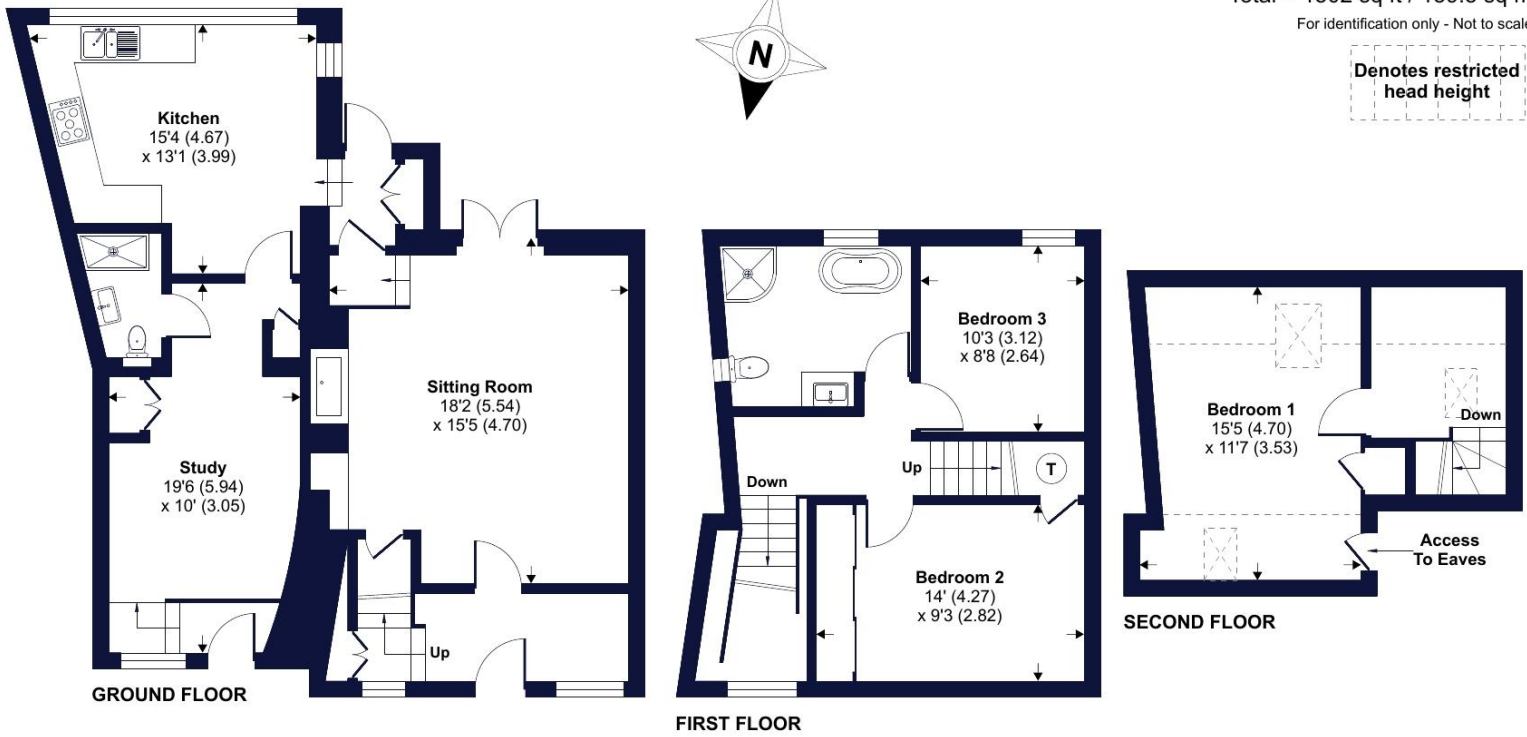
Approximate Area = 1405 sq ft / 130.5 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

Total = 1502 sq ft / 139.5 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Winkworth. REF: 1053348



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	40
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.



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