



Orchard House







# Orchard House

Cheriton Fitzpaine, Crediton, , EX17 4HG

Cheriton Fitzpaine 1 Mile | Crediton 6 Miles | Tiverton 8 Miles | Exeter 10 Miles

A beautifully presented, semi-detached, period home with outstanding views, sitting within an accessible country location with gardens and grounds of 1.4 acres including an orchard.

- Period Country Home
- Three Reception Rooms
- Beautifully Presented
- In All 1.4 acres
- Council Tax Band E
- Four Bedrooms. Two Bathrooms
- Large Kitchen/Dining Room
- Outstanding Country Views
- Exeter 10 Miles
- Freehold

Guide Price £700,000

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## SITUATION

The property lies in an idyllic country location just 1 mile from the village. Cheriton Fitzpaine provides excellent local amenities including; a community shop/ post office, two pubs, popular primary school, village hall, church and doctors surgery. Both Tiverton and Crediton are 6 & 8 miles respectively, offering a wider range of amenities and excellent transport links, whilst 10 miles to the south the regional centre and cathedral city of Exeter has all the amenities and facilities expected including a main line railway station, renowned university and international airport.

## DESCRIPTION

This fine period family home has been modernized, extended and improved in recent years, now providing a seamless blend of period character and modern, stylish convenience.

With high ceilings and large double-glazed sash windows, the bright and airy Orchard House consists of three spacious reception rooms, triple-aspect kitchen and four well-proportioned bedrooms. The owners recently extended with the addition of a contemporary garden room with floor to ceiling glass and elevated decking outside, both offering views across the grounds, orchard and countryside beyond. Externally, the property offers extensive grounds across 1.4 acres, to include an spacious lawn, apple orchard and an array of PV panels with battery storage system.

## ACCOMMODATION

The spacious entrance hallway welcomes you in to this period property, providing access to the principal reception rooms. The triple-aspect kitchen, located off the dining room, offers base units beneath wooden worktops, double oven, five-ring hob with extractor and space for appliances. The spacious dining room, with electric Aga, also gives access to the glorious garden room with built-in storage, Velux windows and extensive views to the south and west as well as access to the elevated decking to the side. To the rear of the property, south facing, lies the study and sitting room both with open fireplaces, the latter with inset wood-burner, slate hearths, as well as stone mantles and surrounds. The sitting room also features a bay window with large seat and alcove shelving.

The turning staircase rises to the first-floor landing giving access to all bedrooms and family bathroom. Two bedrooms sit to the north with views to the front of the property, whilst two sit to the rear of the property with southerly views across the garden. Bedroom one benefits from an en suite shower room with shower, wash basin and WC, whilst the family bathroom comprises of a corner shower unit, bath, wash basin and WC.





## OUTSIDE

To the front, the drive provides parking for three plus cars and a EV charging point. From here, the gardens wrap around to the side with access to the raised deck with surrounding glass balustrading and views. The main gardens to the rear take advantage of the wide valley views and are laid mainly to lawn with established flower and shrub beds. Beyond this, a path and steps lead down to the lower area of lawn with an attractive seating and entertaining space with pergola and stone pizza oven. Beyond this is a kitchen garden offering raised beds and a greenhouse. The orchard extends for the remainder as a selection of cider apple trees, currently harvested by a local cider maker.

At the bottom of the orchard is a gate providing vehicle access, as well as a double garage/workshop with power and lighting connected.

## SERVICES

Mains electricity and water. Private drainage via septic tank. Oil Fired Central Heating. Infra-Red electric ceiling panels (Garden Room). PV panels (6kW) & Tesla battery (13.5kW). Ofcom predicted broadband services – Standard & Ultrafast broadband available. Ofcom predicted mobile coverage: Internal – EE. External - EE, Three, O2 and Vodafone. Local Authority: Mid Devon Council.

## AGENTS NOTE

A public footpath passes through the garden, but has not been used in the sellers ownership since 2016.

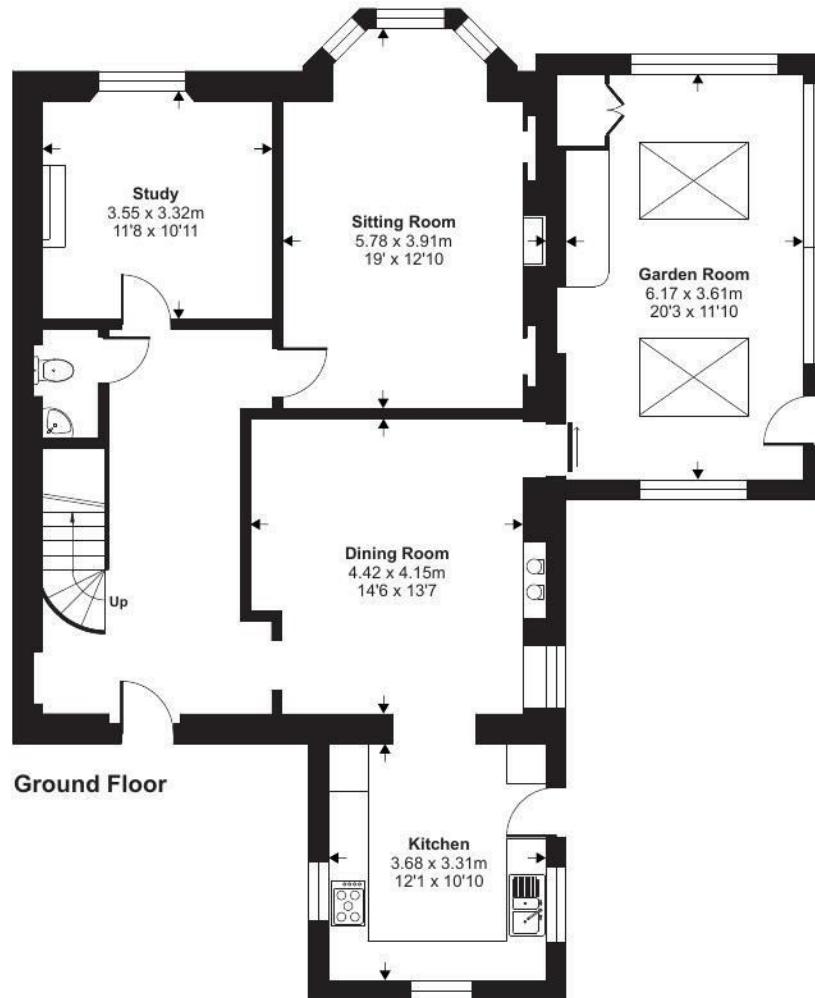
## VIEWINGS

Strictly by appointment only through the agents.

## DIRECTIONS

From Tiverton, head south on the A396 to Bickleigh. Just before Bickleigh Bridge, turn right onto the A3072 towards Crediton and proceed for 2.8 miles. After Cadbury, turn right signposted Cheriton Fitzpaine. Follow this road for 2 miles and at White Cross, turn right on to White Cross Hill. After 0.5 a mile the property can be found on the right, before the top of the hill.

S  
E  
W  
N



Approximate Area = 1925 sq ft / 178.8 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: 1396338

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



