



**8 Stonelands**  
Crockernwell, Devon EX6 6NB

**£259,950** Freehold



### The Property

No.8 Stonelands is a charming Grade II listed cottage which has been tastefully refurbished and modernised to offer great character with modern conveniences like underfloor heating, PV panels, double glazing and a powerful woodburner with a back boiler. On the ground floor it has a very pleasant living room with a ceramic underheated floor and a large fireplace and stove, a hand built kitchen with oak doors and drawers and slate tops and a utility lobby. Upstairs is a landing and oak latched doors and frames, a rear facing double bedroom and a smaller double bedroom at the front. The bathroom has a shower above the bath, a basin and w.c. The attic is large, floored and insulated for storage. At the front there is a single parking bay and to the immediate rear there is a verandah, a patio and steps that rise to the level upper garden which has a lawn, vegetable bed, greenhouse, fruit cage and two sheds. The cottage is delightful and Fowlers strongly recommend viewing.

### Situation

8 Stonelands is set back from the road in a terrace of cottages behind its own parking bay. Stonelands is considered to be the original core of the village and likely dates back into the 17th Century according to the Dartmoor National Park village appraisal. Crockernwell is a small village within the Dartmoor National Park and is only a mile and a half from a village shop, post office and primary school in nearby Cheriton Bishop. The A30 dual carriageway is about 2 miles away and Exeter is approximately 11 miles.

### Services

Mains water, electricity and drainage.

### Council tax band

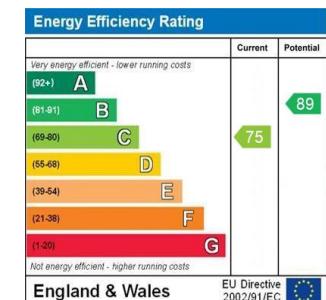
Band B

### Directions

From the A30 dual carriageway turn-off at Cheriton Bishop take the road through Cheriton Bishop passing the village shop and post office on the right and drive out of Cheriton Bishop, down into the valley and up the other side into Crockernwell. 8 Stonelands will be found on the left hand side set back off the road. Park on the wider main road for the purposes of any viewing.

What Three Words: meatball.crunches.ensemble

- A charming terraced stone and cob cottage
- Fully double glazed, PV panels, electric underfloor heating downstairs and powerful wood burning stove
- Large garden of .09 acres with patio, lawn, shed and greenhouse
- Parking bay at front
- Charming living room with large fireplace and stove
- Hand built wooden kitchen with slate tops
- Utility lobby
- Two double bedrooms
- Bath/shower room
- Large floored attic for storage



### Entrance porch

The porch is oak framed and has a slated roof and oak front door. The floor is ceramic tiled, and there is a hatch for the water meter and a ceiling light. A glazed oak door leads into the living room.

### Living room

This charming room has space for two large sofas and a dining table and features a beamed ceiling, a ceramic tiled floor with underfloor heating, a large fireplace with raised hearth, fitted wood burner with back boiler and a lined flue, a TV point, a double glazed wooden front window and window seat and storage and shelving for shoes just inside the door from the porch. An oak breakfast bar separates the living room and kitchen, and there is one wall light point.

### Kitchen

Sturdy oak uprights support the ceiling above the breakfast bar which has an oak surface and built in shelving on the kitchen side. The base and wall cabinets are oak fronted with high quality plywood carcasses and drawers and extensive slate worktops with an inset 1½ bowl sink and stainless steel mixer tap. There is an electric cooker point and space for a freestanding cooker and undercounter fridge and freezer. There are tiled splashbacks and six LED ceiling recessed downlighters. A double glazed wooden window looks out to the verandah and patio, and a step and oak double glazed stable door lead out to the rear utility lobby. The oak staircase leads to the first floor and beneath it is a small desk area and some drop-down shelving.





### Utility lobby

Sheltered beneath the glazed roof of the verandah, this lobby has a ceramic tiled floor, an oak frame and stone tops with space, power and plumbing for a washing machine and dryer. It is open fronted to the patio.

### First floor

The oak staircase is cleverly designed and has some concealed drawers set into the stairs. There is a velux double glazed skylight above allowing in plenty of natural light, oak balusters and handrails and a good size landing with oak latched doors, architraves and frames and a series of beautifully carved internal windows to bedroom one. There is a pull down hatch and ladder to the large, floored and insulated storage loft which is where the insulated hot water cylinder is located just below the PV panels that are on the rear roof elevation.

### Bedroom 1

A good sized rear facing double bedroom with a double glazed wooden window and oak sill looking across the verandah and patio to the garden, a cast iron radiator, fitted and recessed shelving and two pendant light points.

### Bedroom 2

A front facing double bedroom with a wooden double glazed window, a contemporary style upright radiator and a pendant light point.



## Bathroom

Fitted with a white suite comprising a bath with oak panelled sides, a mixer tap and a fitted thermostatic shower above and fully tiled shower and bath splashbacks. A high level w.c. is fitted with a concealed cistern, and a porcelain basin sits upon a slate top and wooden wash stand with an oak lintel and concealed light above. Beneath the oak lintel the front window is a wooden obscure double glazed unit with a painted sill and adjacent is a wall mounted dual fuel towel rail. The floor is laid with a timber effect laminate.

## Exterior

### Front

A gravelled parking bay sits across the front of the cottage and is large enough for a small SUV type car.

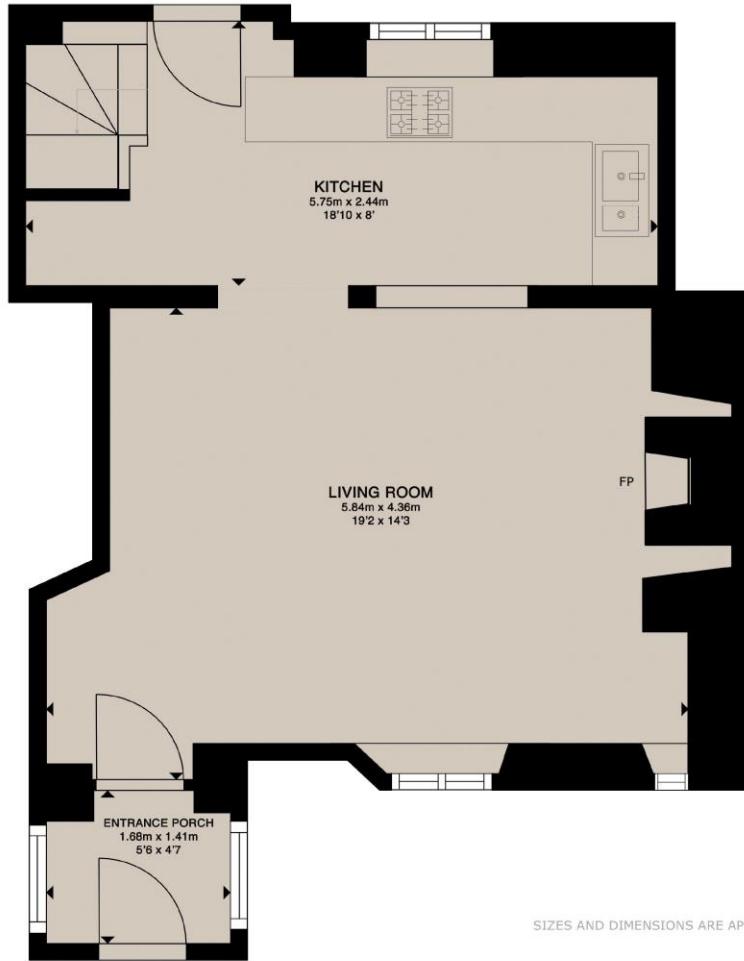




### Rear garden

Attached to the rear of the cottage is a deep verandah with a glazed roof and timber uprights. It partially shelters the paved patio across which is an occasionally used pedestrian right of way to cottages to either side. The patio is bounded to the rear by raised stone planters and there is ample room for an outside table and chairs. Paved steps rise to the level upper garden which is south facing and has a raised wooden vegetable planter, some espalier fruit trees, a Magnolia tree and a level lawn. Set in the garden is a fruit cage, an aluminium framed greenhouse (5m x 3m), a wooden shed (4m x 4m) with a covered potting area at the front and a whimsical painted wooden shed. At the very end of the garden is an outside area for a barbecue which also has a small treehouse.





FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

#### **VIEWING BY APPOINTMENT ONLY**

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