



Orchid Cottage, Chilton Gate, Cadbury, EX16 8RS

Guide Price £275,000

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Orchid Cottage, Chilton Gate

Cadbury

- 3 bedroom character cottage
- Semi-detached with amazing views
- Adjacent barn included
- Gated parking
- Good sized and level rear garden
- Oil central heating and uPVC double glazing
- No onward chain

Chilton Gate is located just 2 miles from Bickleigh on the A3072 giving excellent road links to Crediton, Tiverton and Exeter. Its position looks down to the Exe Valley towards Thorverton and gives some truly wonderful countryside views.



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Orchid Cottage (on the right) has an entrance porch, a good-sized living room with large fireplace and a dining room which opens into the kitchen at the rear. There is a rear hall and store plus a utility or office space to complete the ground floor. On the first floor are 3 bedrooms and the bathroom. Adjoining the cottage is a large storeroom (accessed externally) and across the parking spaces is a detached barn (formerly stores) which is a great space. There are two rooms with plenty of height and, subject to planning, these would make a great work space, ancillary accommodation to the cottage or a holiday let.

There is off-road parking to the front and then to the side through the gate. There is also a good sized level rear garden.

Agents' note: As the site was used as one entity, the legal boundaries are having to be created by the current owners so please bear this in mind when viewing as they may be subject to slight alterations.



Please see the floorplan for room sizes.

Current Council Tax: D (Mid Devon 2022/23 – £2150.05)

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank

Fastest broadband speed within this postcode: Up to 66Mbps (USwitch)

Drainage: Private treatment works on site (shared with other properties)

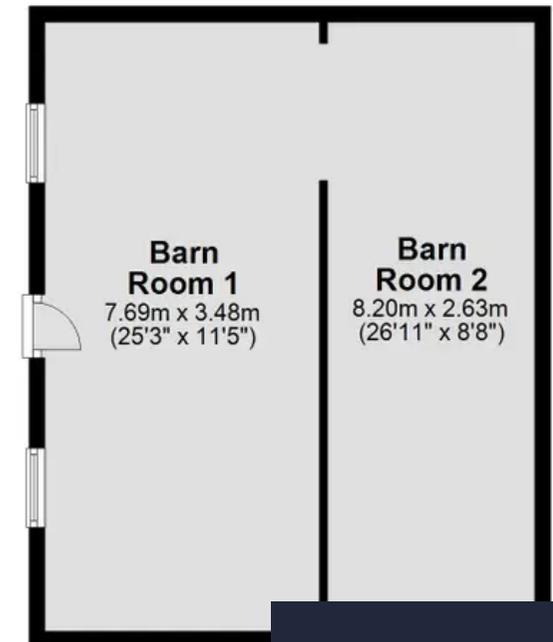
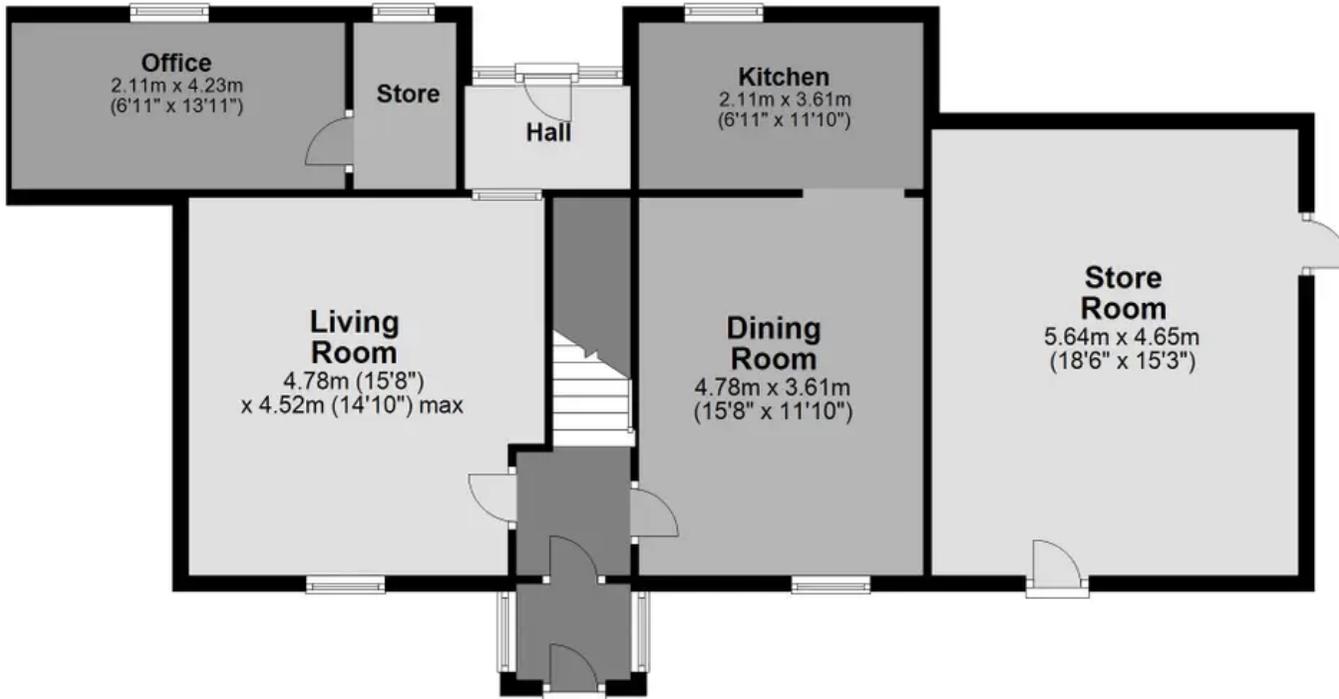
Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton High Street, head towards Bickleigh on the A3072. Continue for approx. 6 miles, passing through Cadbury and the cottage will be found on the left at Chilton Gate Cross approx. 2 miles before reaching Bickleigh.







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