



Old Rectory
Stockleigh English | Crediton | Devon | EX17 4DD

OLD RECTORY



The Old Rectory is a charming, detached period residence in an idyllic rural location with pretty gardens and an adjoining 2.9 acre field.





KEY FEATURES

The property has undergone some recent modernisation but would benefit from further renovations to restore it's former glory.

Approached via a picturesque country lane, passing the local church, this attractive period property has a charming front garden with mature trees, shrubs and wildflowers. The driveway leads up to the side of the property and provides ample space for parking.

A pretty stained-glass window is featured above the front door, which opens into a spacious hallway. A light and generously sized reception room leads off the hallway and enjoys a wealth of character, with high ceilings, dual aspect windows and a large brick fireplace. The dining room is another sizable room, again with high ceilings, shutters and a large brick fireplace with wood burner. The picture window to the front makes the most of the rural outlook.

The farmhouse style kitchen has an Aga and plenty of built in storage, with scope for including wall cabinets or shelving if desired. A large window is ideally located by the sink and there is enough space to furnish with a breakfast table.

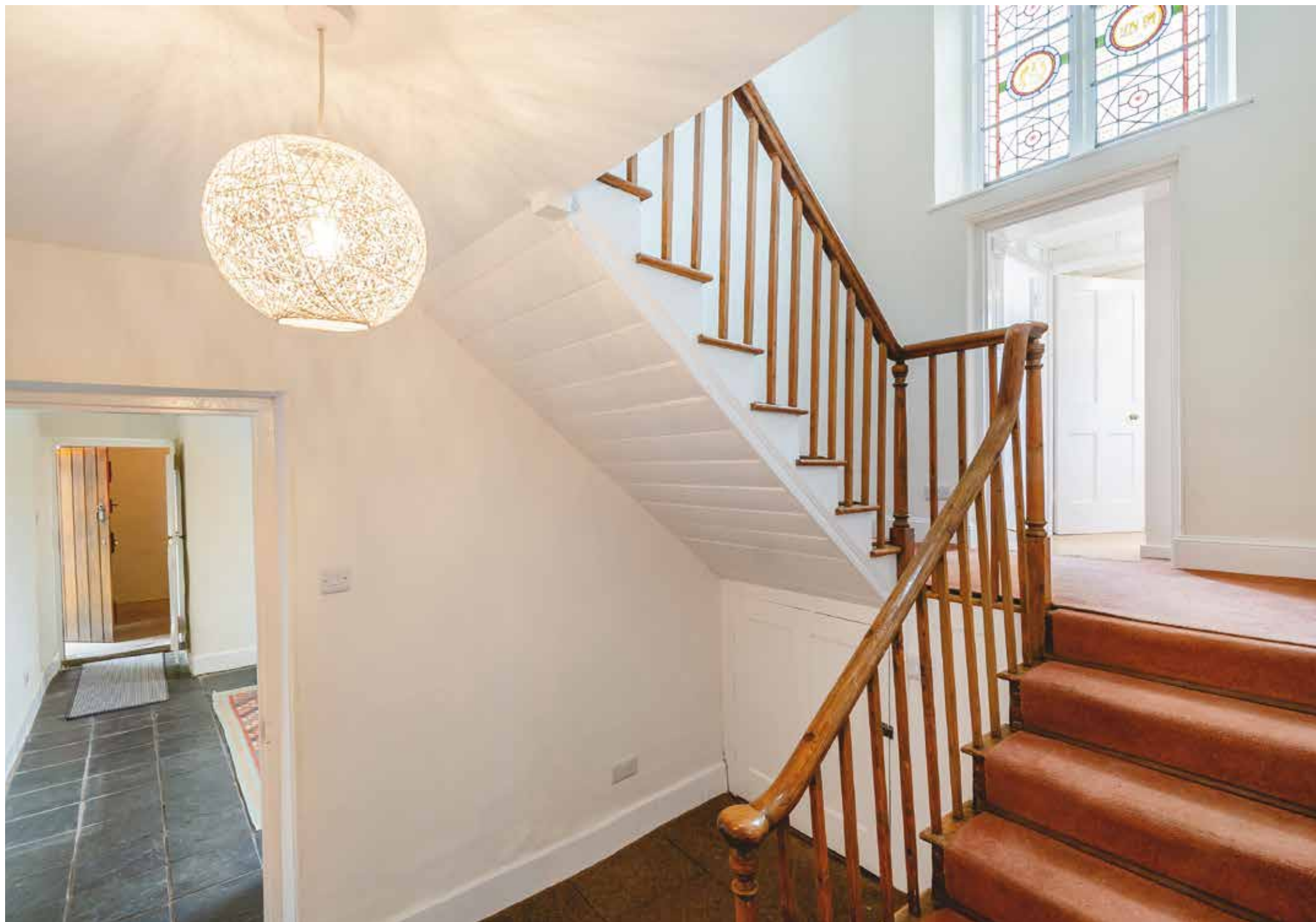
Adjoining the kitchen is an incredibly spacious utility room which houses the oil-fired boiler. It also has a sink, space and plumbing for a washing machine and built in shelving.

At the rear of the kitchen is a useful boot room with a door to the rear courtyards and a door to the adjoining storage room.

From the inner hallway, the staircase leads to a half landing, providing access to a bathroom and a separate shower room. Natural light floods this space from a large and impressive stained-glass window.

The first-floor landing leads to three light and spacious double bedrooms and a fourth single bedroom, all of which enjoy beautiful rural views. Also located on this floor is the charming country style bathroom with exposed beams and a bath located in the centre of the room. There is also a curved corner shower enclosure.







SELLER INSIGHT

“ The Old Rectory holds a very special place in our hearts, as our family have lived here since 1967. It has been the backdrop to many of our happiest memories, including magical wedding receptions. The picturesque house and rural surroundings situated close to the church, made this the perfect location.

We adore the beautiful views, original features and the stained glass which colour the light as it comes in. The peace and tranquillity of the countryside certainly have a calming effect. The large rooms were a must with our big family.

Much of our time was spent outdoors, in the gardens or walks along the lanes or playing in the field when it wasn't being grazed. The elevated 'secret garden' had well-tended and productive vegetable plots, which we enjoyed.

We have recently renovated the property to include work on the roof, electrical re-wire, some repairs, and decoration, readying the property for its next life with a new family.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























KEY FEATURES

The back door opens into a courtyard with a garage, stable and storeroom in need of repair which could be reinstated if required, or perhaps converted into a garage or workshop. There is vehicular access into the courtyard from the rear of the property to the lane and the field opposite, which is included in the sale.

Steps from the side of this charming country residence, lead you to a 'Secret Garden', which is almost entirely hidden, with privacy gained from its elevated position and the mature fruit trees. Much of this garden enjoys pretty wildflowers and a formerly productive vegetable patch.







INFORMATION

Services

Oil fired central heating.
Mains electricity and water
Private drainage | Septic Tank

Council tax band: F

Local Authority: Mid Devon District Council

Area Information

Stockleigh English is a small village nestled in the serene countryside located between the market towns of CREDITON and TIVERTON. The historic Cathedral city of Exeter is approximately 11 miles away.

The nearby village of Cheriton Fitzpaine has amenities include a public house, a village hall, and a village shop.

Old Rectory, Stockleigh English, Crediton

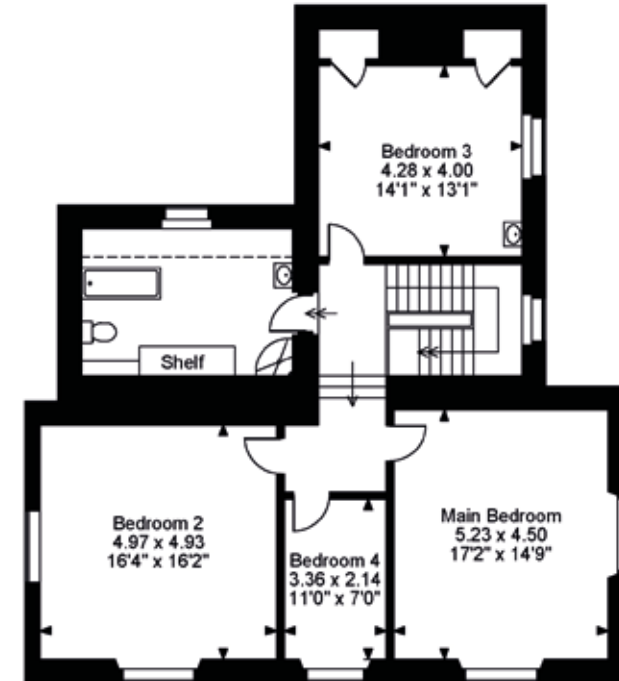
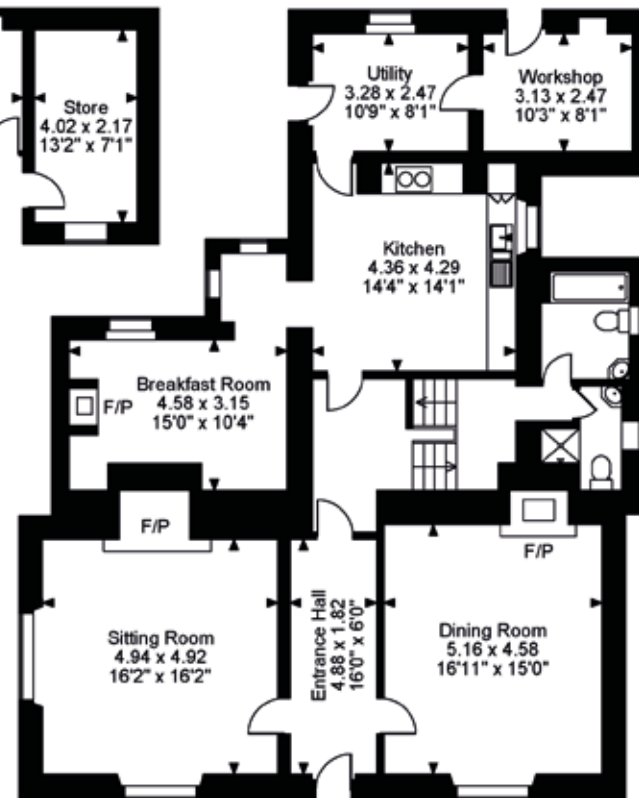
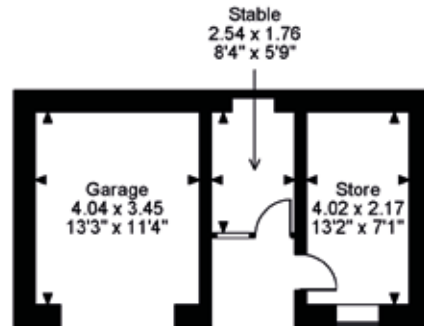
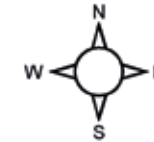
Approximate Gross Internal Area

Main House = 2751 Sq Ft/256 Sq M

Garage = 150 Sq Ft/14 Sq M

Outbuilding = 149 Sq Ft/14 Sq M

Total = 3050 Sq Ft/284 Sq M



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

Denotes restricted head height

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Council Tax Band: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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