



1 Pitt Court, Nymet Rowland, Crediton EX17 6AN

Guide Price £600,000

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1 Pitt Court

Nymet Rowland, Crediton

- Pretty village farmhouse
- Detached with 5 bedrooms
- Stunning Dartmoor views
- Village edge location
- Updated kitchen/breakfast room
- 2 large reception rooms
- Covered linhay and walled garden
- Parking and double garage
- Private gardens and vegetable garden

Pitt Court occupies a central location in the heart of the Mid Devon village of Nymet Rowland which is ideally situated a short drive from the A377 and Tarka train line yet with the feeling of a rural village. The house itself is a large Grade II listed farmhouse and the original cottages are believed to date back to the late 17th/ 18th century and are full of old world charm and character but with the added bonus of LPG gas central heating throughout. The front of the house faces south with a rural outlook and with Dartmoor in the distance, it's a beautiful view.

At one end, the substantial farmhouse kitchen/ breakfast room is ideal for families and entertaining and has been well upgraded with a modern kitchen with central island.



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From the main entrance hall, there is a rear access leading to a large utility/boot room and access to the ground floor WC. There are two large reception rooms to the ground floor, offering flexibility, and the living room has a large original inglenook fireplace with woodburner and a wealth of exposed timbers. The two staircases give access to the first floor with 5 bedrooms (four of which are double rooms), the shower room and the family bathroom. All of the bedrooms on the front elevation (south) also enjoy views to the Devon countryside with Dartmoor in the far distance.

The enclosed rear garden is in the form of a large walled courtyard, with paving and the open linhay provides an undercover seating area and log store. This opens up into the level and largely lawned private rear garden with planted beds and being surrounded by hedging and fencing, gateway to side and LPG tank. The front of the house is set back from the courtyard with well stocked flower beds. The courtyard gives access to the double garage with up and over door and light and beyond, the productive garden is found to the bottom of the courtyard and is surrounded by hedging and fencing with a lovely outlook over the surrounding countryside to Dartmoor in the distance.



Note: The courtyard to the front is owned by 1 Pitt Court and provides off-road parking for 1 Pitt Court, access to the garage and gardens. The neighbours also have a right of way across the courtyard at all times for access.

Please see the floorplan for room sizes.

Current Council Tax : Band E - Mid Devon 2023/24 - £2730.90

Utilities : Mains electric, water, telephone & broadband

Broadband within this postcode : Up to 67Mbps (Uswitch)

Drainage : Mains drainage

Heating : LPG gas central heating

Listed : Yes Grade II

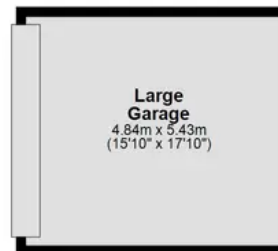
Tenure : Freehold

Nymet Rowland is a small village and parish of the same name, located to the north of Dartmoor. It sits on elevated lands, of pastoral cultivation and regular coniferous plantations – with unimpeded, striking views of its surroundings. Part of its title 'Nymet' is derived from the Old English name for the nearby 'River Yeo'. As a village, it is a still, serene place with a rustic 15th Century Church – one of only two in Devon with an original oaken arcade (to its north aisle). The neighbouring village of Lapford (1 mile) offers a place to pick up any daily essentials with a modern shop/ post office. Lapford also has an excellent primary school (commended by Ofsted), large playing fields and a popular pub The Old Malt Scoop Inn. From Lapford, buses and trains run towards the City of Exeter and Barnstaple in North Devon.

DIRECTIONS : For sat-nav use EX17 6AN and the What3Words address is ///hinted.snoozing.award but if you want the traditional directions, please read on. From Crediton proceed North West on the A377 passing through Coppleshone and Morchard Road. When you reach Lapford Petrol Station, turn left signed Nymet Rowland. Proceed into the village and 1 Pitt Court will be found on the left hand side, look out for the defibrillator on the corner!



Ground Floor
Approx. 128.7 sq. metres (1385.5 sq. feet)



First Floor
Approx. 98.2 sq. metres (1057.4 sq. feet)



Total area: approx. 227.0 sq. metres (2442.9 sq. feet)





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