



9 Union Hill, Down St. Mary, EX17 6EQ

Guide Price **£625,000**

9 Union Hill

Down St. Mary

- 4 or 5 bedroom detached house
- Village edge location
- Architect designed in 2005
- Plenty of glass and light
- Third acre plot with stunning rural views
- Large and productive zoned gardens
- Versatile with ground floor bedroom / ensuite
- 3 reception areas
- Off-road parking plus garage and carport
- Solar panels on garage roof

Within 5 minute's drive of the A377 and the Tarka railway line, Down St Mary is an unspoilt and pretty Mid Devon village which isn't too far off the beaten track. Surrounded by stunning rolling countryside, the village is a popular place to buy with Crediton just 5 miles away and Exeter within an easy commute. The village has the advantage of mains gas (rare for a Mid Devon village!) and good internet connections. Due to this property being on the edge of the village, there are far reaching views from the front and rear across the countryside.





The house was architecturally designed by local architect Eddie Holden in conjunction with the current owners who originally bought the plot and had the house designed and built to their standards. Although “Eco Homes” weren’t commonplace 20 years ago, the design and forethought is clear and has resulted in this home being B rated for energy efficiency – no mean feat even by today’s standards. With solar Panels (good FIT) and high levels of insulation, plus a mechanical ventilation and heat recovery system (MVHR), it ensures that heat generated isn’t lost but fresh air is introduced for a healthy home. The use of glass aids this too with solar gain and the house benefits from being light plus of course having plenty of opportunity to take in the breathtaking views. Storage is also aplenty with the large floor space on offer.

The layout works really well with a cosy sitting room on the ground floor and the 5th bedroom or study has a Jack and Jill shower room which serves as the ground floor facility too. At the rear of the ground floor is a flavour of the space on offer. The kitchen/dining/garden room offers a sociable space with plenty of glass and outlooks over the garden and countryside. The garden room is double height and looked down on from the sitting room above (see later). The kitchen has a utility room and a walk in larder which are lovely touches.



Rising to the first floor and there's a large sitting room with wood-burner (there's even a log lift to save carrying logs up the stairs) and a balustrade separating from the double height garden room so it's another room with views. A study is situated at the rear and a large master bedroom with wall to wall storage space, a walk in wardrobe/dressing room and ensuite is found at the front with its own Juliette balcony. Up again and there's a further bedroom and Jack and Jill bathroom and then a flexible space which can be separated off by bi-folding doors to create more bedrooms or use as a studio or hobby room and would make a great gym or art studio with plenty of light. In total the house is approx. 2000 sqft.

Outside, the driveway provides ample off-road parking and there's a garage with electric door and a carport. A recently re-roofed home office/studio is also found at the front and would suit a variety of uses. There's gated access to the side with a large patio at the rear including a pond with a bespoke wrought iron cover. The entire plot is approx. third of an acre and gently slopes to the NW meaning there's plenty of afternoon and evening sun to be enjoyed at the rear. The views from the top of the garden are stunning and as you follow the pathways, the garden is zoned to provide areas to enjoy. There is a productive kitchen garden with raised vegetable beds, a further wildlife pond, covered pathways and sheds/greenhouses are dotted through to save on carrying tools too far. Seating areas are interspersed too throughout giving options for sun or shade. There's a huge amount of tree species in the garden which attracts a range of wildlife. Towards the bottom of the garden is a fenced chicken run to keep them to one area and also includes a fruit cage full of soft fruit, polytunnel, mini orchard with plum, fig, pear, damson and apple trees.

The whole garden is a delight and been created to be able to enjoy different aspects at different times of year.



Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 2023/24 - £3247.51

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

DOWN ST MARY is a small quiet village with a picturesque Green, a church and village hall. School children are collected in the village with junior children being taken to the modern primary school in the nearby village of Copplestone and senior children being taken to the excellent Queen Elizabeth's Community College at Crediton. There are many good restaurants and inns in the area and there is a 9-hole golf course only about one mile away. The village is situated 5 miles west of Crediton and 13 miles from Exeter.

DIRECTIONS : For sat-nav use EX17 6EQ and the What3Words address is [///painted.pitching.slopes](#)

but if you want the traditional directions, please read on.

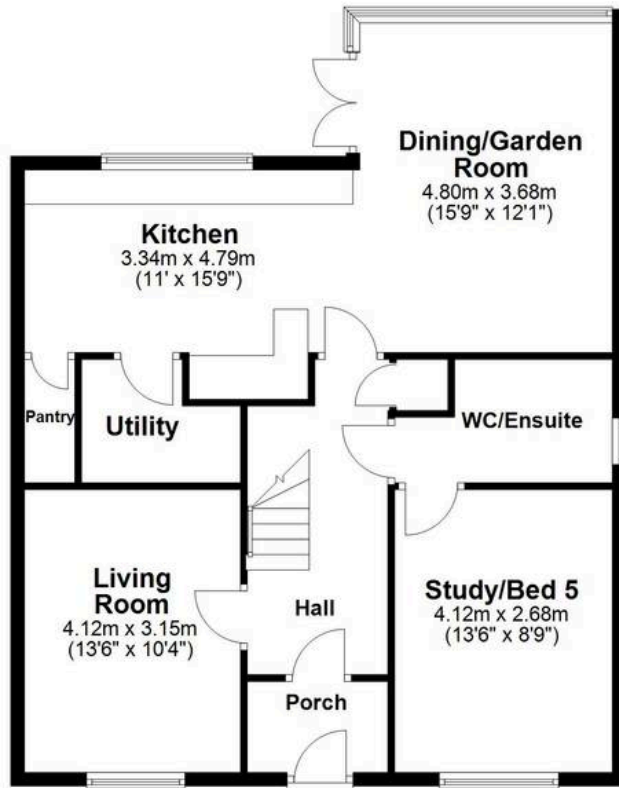
From Crediton High Street head towards Copplestone and once you've arrived in the village, go through the traffic lights, bearing right and staying on the A377. After approx. 1 mile, you'll arrive in Morchard Road, take the first left as signed to Down St Mary. Proceed up the hill and as you arrive in Down St Mary, the house is second on the right.

Buyers' Compliance Fee Notice

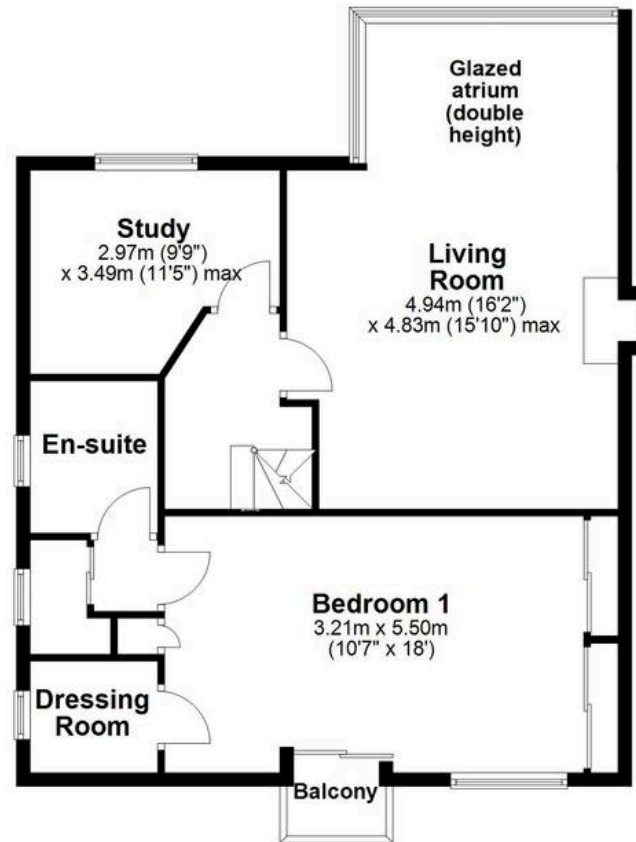
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



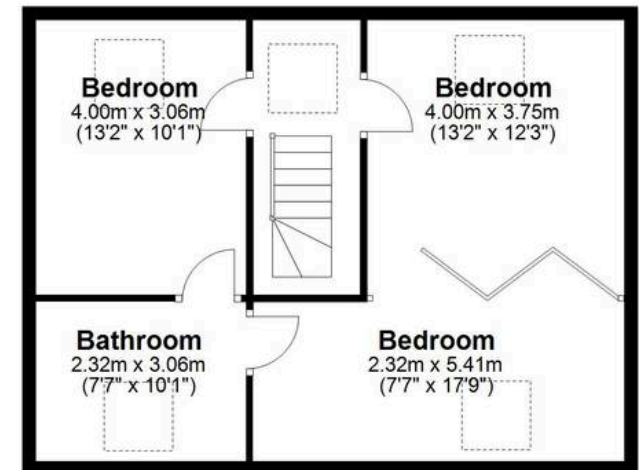
Ground Floor



First Floor



Second Floor





Helmores

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