



Sillifant Firs, Crediton

Guide Price **£540,000**

Sillifant Firs

Crediton, EX17 5BR

- Detached Bungalow
- Set in 1.69 Acre plot
- Paddock (just over 1 acre) with sheds
- Double garage
- 2.5 miles from Crediton
- Parking
- Rural location
- Planning for alternative dwelling

Sillifant Firs is a great opportunity to acquire a property with much going for it, sat on a 1.69 acre plot with roughly 1/3 garden and 2/3 paddock, it's a blank canvas to create the rural dream. Whilst the bungalow is in very good condition, there is planning in place to create a replacement dwelling if desired. Situated just a short distance from the villages of Coleford & Yeoford which both have excellent pubs with renowned restaurants, there is also Homeleigh Garden Centre & café just under a mile away.

To the south facing front of the property is the lounge with woodburning stove and a double bedroom, the 2nd bedroom is to the rear and also a good sized double. A step down to the large kitchen where there is plenty of room for a dining table.





There is a good range of units and granite style worktops and a cooker along with a Rayburn. The oil fired Rayburn has a back boiler which can heat the radiators, (currently not used but in working order). The utility room with space for washing machine and dryer has a large airing cupboard and then leads through to the bathroom. There is a white suite p-shaped bath with shower over and a heated towel rail. From the utility there is a door that leads outside to the rear of the property.

Outside there is plenty of parking for at least 4 vehicles and a double garage with up and over doors. Above the garage up the internal stairs is a loft conversion with two rooms and plenty of light from four velux style windows, these rooms could be used as an office, studio, playroom or utilised as extra storage. The large lawned area leads down to a gateway into the paddock, there are piggery sheds to the side and the field runs down to a separate gateway access out to the road.

There is current planning to build a replacement property, please enquire with the office for more details and an link to the planning decision notice.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2024/25 - £2218.74

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Enabled

Drainage: Private drainage

Heating: Woodburner, Rayburn



Listed: No

Conservation Area: No

Tenure: Freehold

CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s). In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



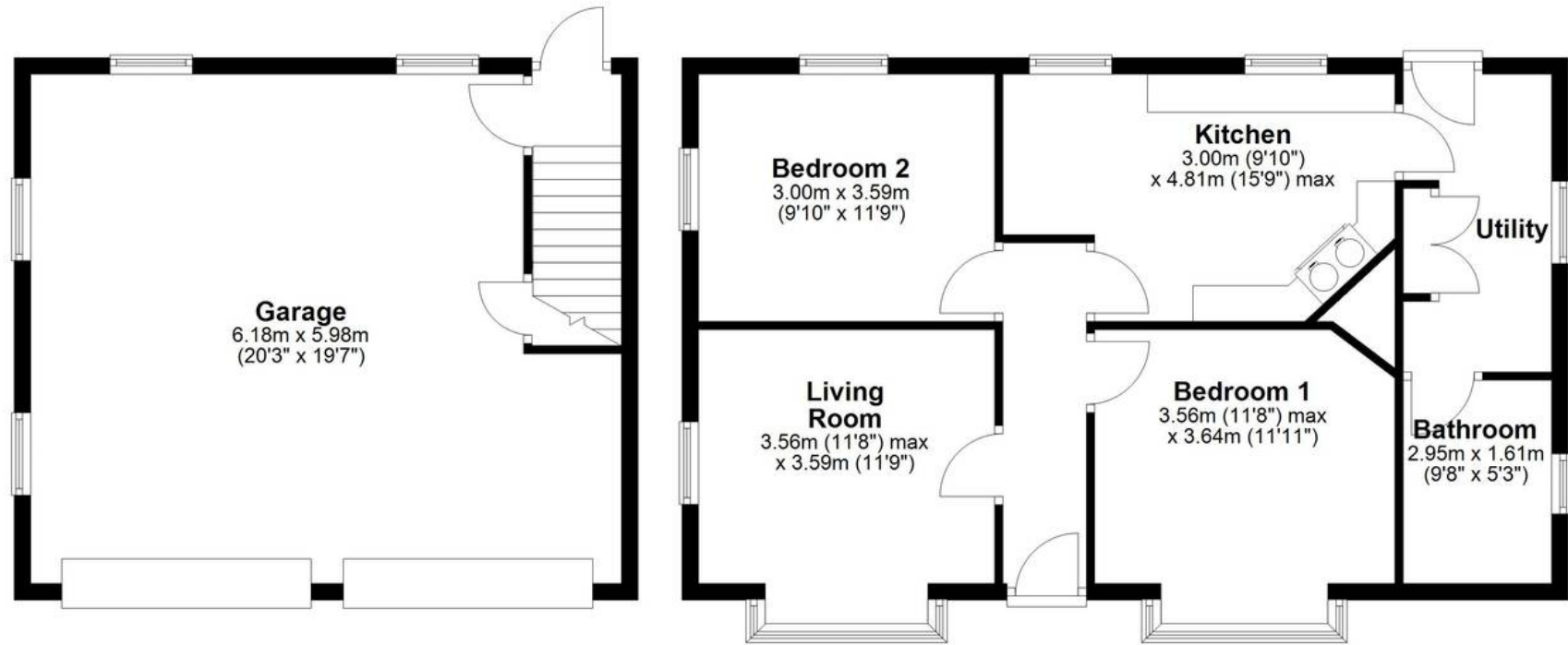
DIRECTIONS

From Crediton, head west on the A377, at Barnstaple Cross take a left turn towards Coleford. After approximately 1 mile the property can be found on the left hand side at Radon Down Cross.

What3Words: [///became.roadmap.replying](https://www.what3words.com/#!/became.roadmap.replying)

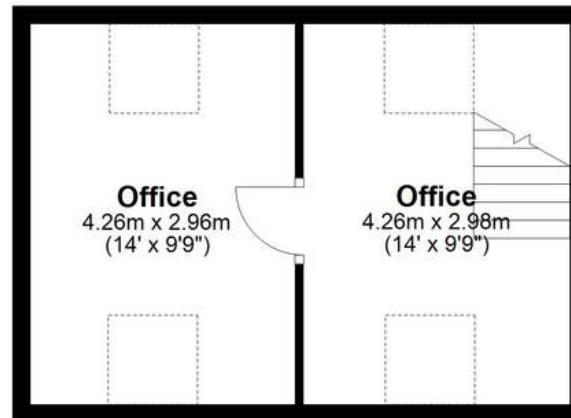
Ground Floor

Approx. 110.4 sq. metres (1188.2 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.8 sq. feet)



Total area: approx. 136.1 sq. metres (1465.0 sq. feet)



Helmores

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