



Riverdale, The Meadows, Yeoford, EX17 5PN

Guide Price **£625,000**

Riverdale, The Meadows

Yeoford

- Wonderful, detached family home
- 4 double bedrooms with master ensuite
- Backing onto fields on edge of village
- Ideally position for Crediton and A30
- Large double height entrance hall
- Kitchen/breakfast room and utility
- Separate dining room and split level living room
- South facing plot
- Stunning rural outlooks
- Double garage and ample parking

The Meadows is a select, cul-de-sac development of just 8 homes on the edge of Yeoford, a semi-rural Mid Devon village just 4 miles from the market town of Crediton. Home to The Duck (a popular local gastro pub) and on the train line, linking direct to Crediton and Exeter, it's well positioned to give a balance of village life without being isolated. There's a primary school and the bus provides transport to QE in Crediton for secondary school and sixth form. Just 3 miles to the south is the A30 at Cheriton Bishop, providing excellent road links, with the thriving city of Exeter just a short drive away.





The Meadows was originally built in the 1980s and is tucked away in a slightly elevated position overlooking the village rooftops. Riverdale has been updated and improved by the current owners but its original position at the end of the cul-de-sac retains views over the adjoining countryside and a south facing garden. The house is beautifully presented and has been remodelled by the current owners to make the most of the space on offer. It's a really generous size, and as such, there are some lovely design touches like the double height entrance hall, with its oak and glass staircase and polished tiled floor. There is oil fired central heating plus solar PV on the main roof and it's certainly a home that you could move straight into with all of rooms being up to date and well presented. On the ground floor there's the aforementioned entrance hall (a real statement) and then a kitchen/breakfast room with an island breakfast bar and a small snug. There's a separate dining room, plus a ground floor study to give a flexible layout. The split level living room links to the dining room with double doors providing sociable options and bifold doors open into the conservatory from the living room. From the kitchen is a utility room and the ever useful WC is found off the main hall. We really love the fact you can get into the attached double garage from the hall too. On the first floor, the spacious landing gives access to four double bedrooms with the master bedroom having a dressing area and a luxury ensuite.

Outside, the driveway gives access to the parking/turning area in front of the attached double garage with electric doors. The garden sits predominantly to the south and has seating areas and lawns with natural hedging and some fantastic views. The gardens encompass the property with additional storage and seating areas making the most of the views.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: 1980's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband (with solar PV)

Drainage: Mains

Heating: Calor Gas central heating system

Listed: No

Conservation Area: No

Tenure: Freehold

YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at the "best little beer festival in Mid Devon". In addition, and for those that prefer apples there is "Yeocider". The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub "The Duck" which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a "Messy Church" plus a nursery called Sweetpea's, which is currently rated "outstanding across all areas". There are lots of great countryside walks too.

DIRECTIONS : For sat-nav use EX17 5PN and the What3Words address is [///clkocking.eventful.buildings](https://www.what3words.com/clkocking.eventful.buildings) but



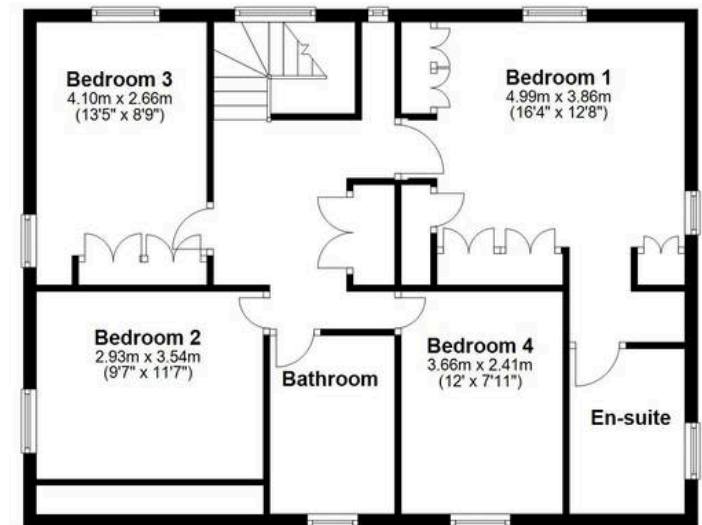
Ground Floor

Approx. 152.0 sq. metres (1635.6 sq. feet)



First Floor

Approx. 77.6 sq. metres (835.6 sq. feet)



Total area: approx. 229.6 sq. metres (2471.2 sq. feet)



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