



## Summer Corner, Yeoford, EX17 5EZ

Guide Price £795,000



# Summer Corner

Yeoford, Crediton

- Detached 3 or 4 bedroom house
- Set in a total of 12 acres
- Ideal equestrian or smallholding set up
- Stables and Olympic size menage
- Additional barns, workshop and stores
- 9 acres of paddocks
- Woodland walks and stoned access lanes
- Not listed or tied

Situated between the Mid Devon villages of Yeoford and Hittisleigh is the small community of Binneford, just a handful of houses offering peace and quiet in a lesser known part of the county yet within easy reach of the A30 at Whiddon Down and with links to Crediton, it's not too far off the beaten track.

Summer Corner is a small holding/equestrian property, ideal for those looking to live the country dream without winning the lottery. The house itself is a chalet style bungalow with two bedrooms and a bathroom on the first floor and two bedrooms and a shower room on the ground floor which offers flexible arrangements depending on the buyers. The farmhouse kitchen is the heart of the home with plenty of room to cook, eat and relax with a sitting area to one end. There's a separate living room too with a wood burner (and an endless supply of logs from the land!). There's also a separate dining room and then a utility room to the ground floor.







It has oil fired central heating. Surrounding the house are gardens of approx. an acre with lawns, a small orchard and plenty of parking through the gated entrance. There's a selection of barns including workshops and storage barns (with power and water via an outside tap) which also provide parking and machine storage areas. Next are the stables which are in two blocks providing four stables and additional tack and feed rooms plus a concrete yard. This is ideal for those with horses as it's close to the house (without being on top of it) and has also been used for sheep handling. Behind the house is the Olympic menage which will be a fantastic bonus for some to offer year round, structured riding/exercise opportunities. All of the land is well connected with stoned access paths making walking/driving possible at all times of year. The remaining land is split mainly into grazing paddocks with a lower access lane giving access into each independently and so grazing rotation/limitation is easily accomplished. There's a small woodland containing a pretty walk and the whole plot is hedged/fenced for livestock. This is a great opportunity to live the rural dream in Mid Devon and with all that's on offer here, will be the perfect next home for someone.

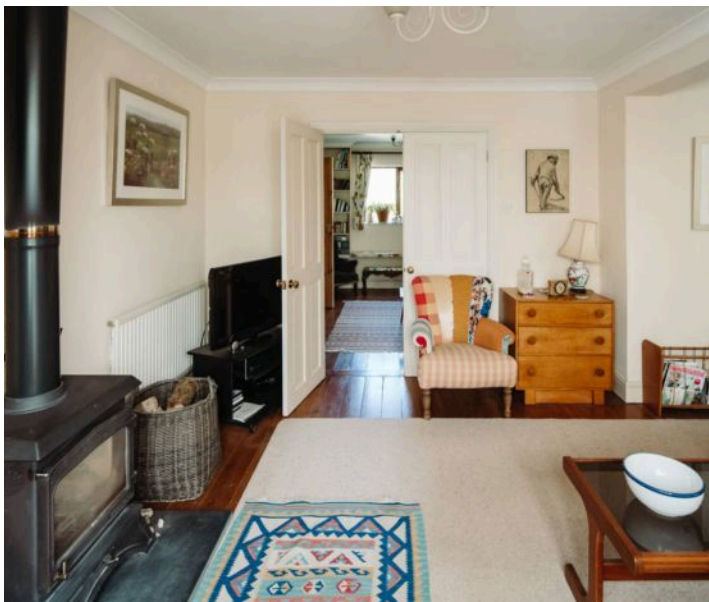
#### Buyers' Compliance Fee Notice

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 D – Mid Devon

Approx Age: 1990's





Construction Notes: Standard

Utilities: Mains electric, private water supply (borehole),  
telephone & broadband (Starlink available)

Drainage: Private treatment plant

Heating: Oil fired central heating

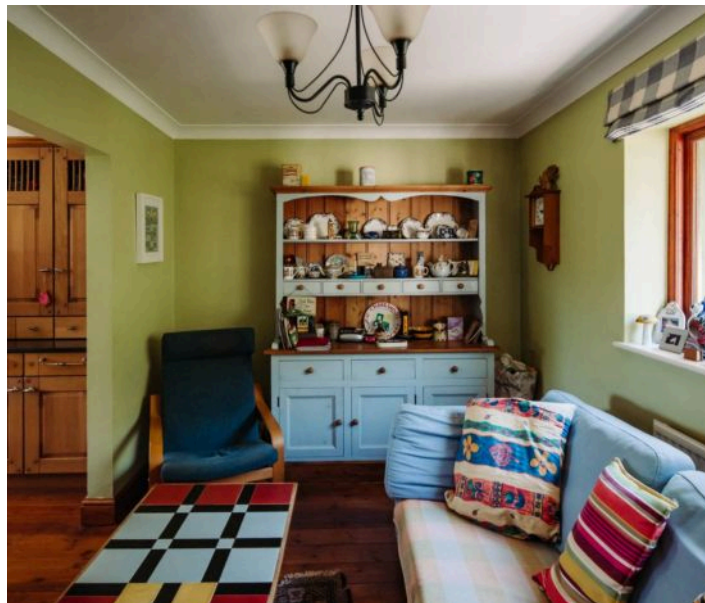
Listed: No

Conservation Area: No

Tenure: Freehold

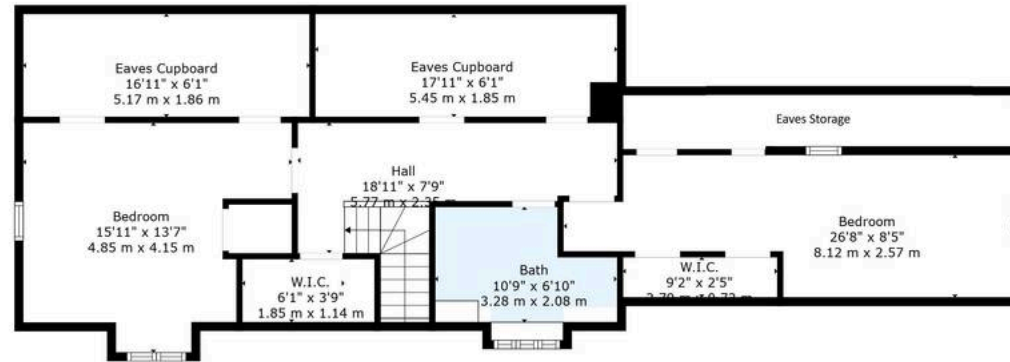
YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at 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.

**HITTISLEIGH** lies just north-east of Dartmoor. Although it's a small village, those who live there, and nearby, create a welcoming and active community. Various events and activities take place at the local village hall where there is also a community garden, in addition to this, is the Church Of St Andrews. The village's proximity to the A30 ensures quick access to Cornwall, Exeter, and the M5 motorway, making it an ideal spot for those seeking a peaceful rural lifestyle without being too far from major destinations.

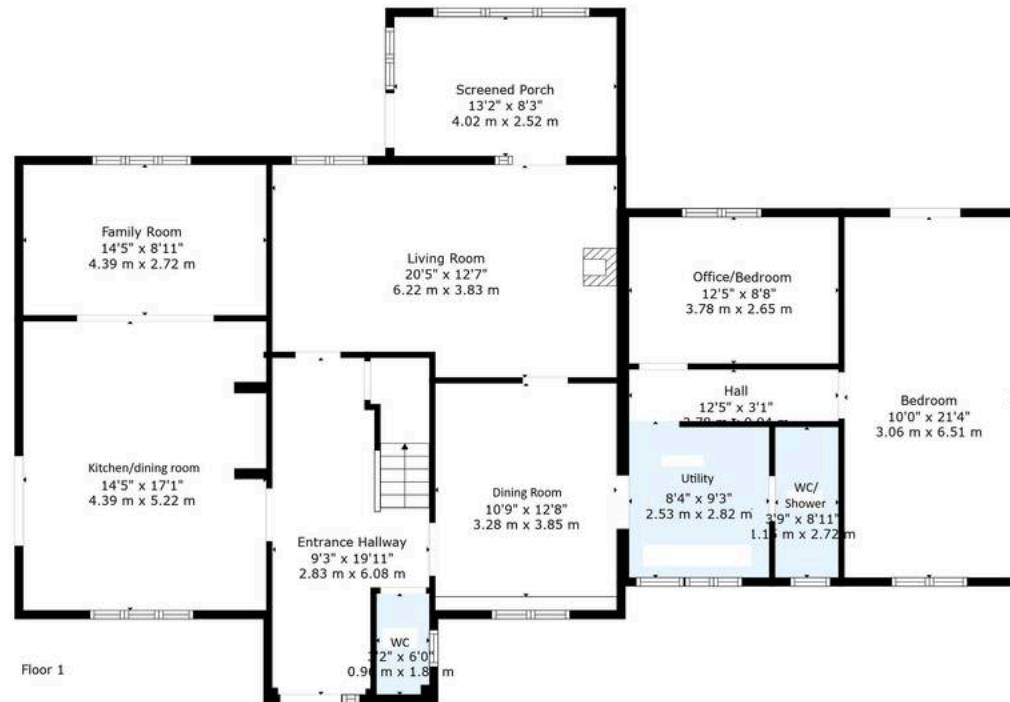








Floor 2



Floor 1

**TOTAL: 2063 sq. ft, 192 m2**

FLOOR 1: 1475 sq. ft, 137 m2, FLOOR 2: 588 sq. ft, 55 m2

EXCLUDED AREAS: SCREENED PORCH: 109 sq. ft, 10 m2, PORCH: 31 sq. ft, 3 m2, LOW CEILING: 81 sq. ft, 8 m2, EAVES CUPBOARD: 214 sq. ft, 20 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.







## DIRECTIONS

For sat-nav use EX17 5EZ and the What3Words address is [///pedicure.collect.signified](https://www.what3words.com/#!/en/collect.signified) if you want the traditional directions, please read on.

From Crediton: Proceed out of town to Yeoford and once in the village, pass The Duck on your right and over the railway bridge. Immediately after the bridge, take the right hand turn signed to Hittisleigh. Follow this road for approx. 2 miles and then take the left hand turn signed Binneford. Proceed down the hill and towards the bottom, look out for the gated entrance to Summer Corner on the right. If you reach the ford, you've got too far!

From the A30: Leave at Cheriton Bishop, Binneford is 3 miles away.







# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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