



**Newbury, Yeoford, EX17 5HA**

Guide Price **£950,000**



# Newbury

Yeoford, Crediton

- Two detached properties
- 4 acres of land
- Ideal set up for multi-generational living or income potential
- Quiet enclave with no near neighbours
- Detached 3 bedroom thatched cottage
- Detached 2 or 3 bedroom barn conversion
- Gardens, orchard and paddocks
- 10 minutes to A30
- Surrounded by countryside

Set in 4 acres of gardens, orchards and paddocks, it becomes instantly clear that Newbury offers something unique. The approach opens up when you pass through the gates, driving through the grounds to a pretty thatched cottage that is sure to welcome you home each and every time. But that's not all, in 2010, a detached former barn was converted into a second home on the site, distant enough to be private but on hand if needed, this is a great set up for those looking for 2 sizeable properties in one gorgeous location. The land is level, split into gardens, paddocks and an orchard and totals 4 acres, plus there's a small stream on the northern boundary. It's idyllic.

Newbury itself is a detached, Grade II thatched cottage with plenty of character. Its history is evident with the exposed stone and timberwork found throughout.







With its 3 double bedrooms, cosy living room, boot room and luxury shower room, plus a sociable kitchen/dining room, its got all the requirements of a country cottage. The climbing wisteria is a sight to behold and there are numerous places to sit and enjoy the gardens.

The Barn is more modern in its appearance, but that's not to say it's lacking in character. The ground floor offers tremendous space with a living room, a double sided wood-burner links to the kitchen/dining room, plus there's a large third bedroom or games room/study. On the first floor, the two double bedrooms are served by a central bathroom. This is a true home and sometimes, where two properties are found in one, one is subservient to the other but here the two, although different, are of a similar size. Attached to the barn is also a large garage.

The gardens surround the main house with the barn enjoying an open aspect over one of the paddocks and its own garden area too. With well stocked beds (complete with irrigation system), established shrubs and trees, it's a delightful garden that will keep those with the greenest of fingers busy all year round. The remaining land is split into two main paddocks (approx. 1.3 and 1.5 acres – see plan) and an orchard too.

If you're looking for an escape, with no near neighbours, two homes and some useable land – then look no further.

**Agent's note: The land is split over two titles but can be formed as one during the purchase. The barn conversion is an annexe to the cottage and as such is ancillary accommodation and falls within the same title and is subject to the listed status.**





### 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: Cottage – 1700's, barn converted in 2010

Construction Notes: Cottage, Cob with stone, barn block and brick

Utilities: Mains electric, private water (borehole), telephone & broadband via Starlink (to both properties)

Drainage: Private Drainage – treatment plant

Heating: Electric and wood burners

Listed: Yes Grade II

Conservation Area: No

Tenure: Freehold



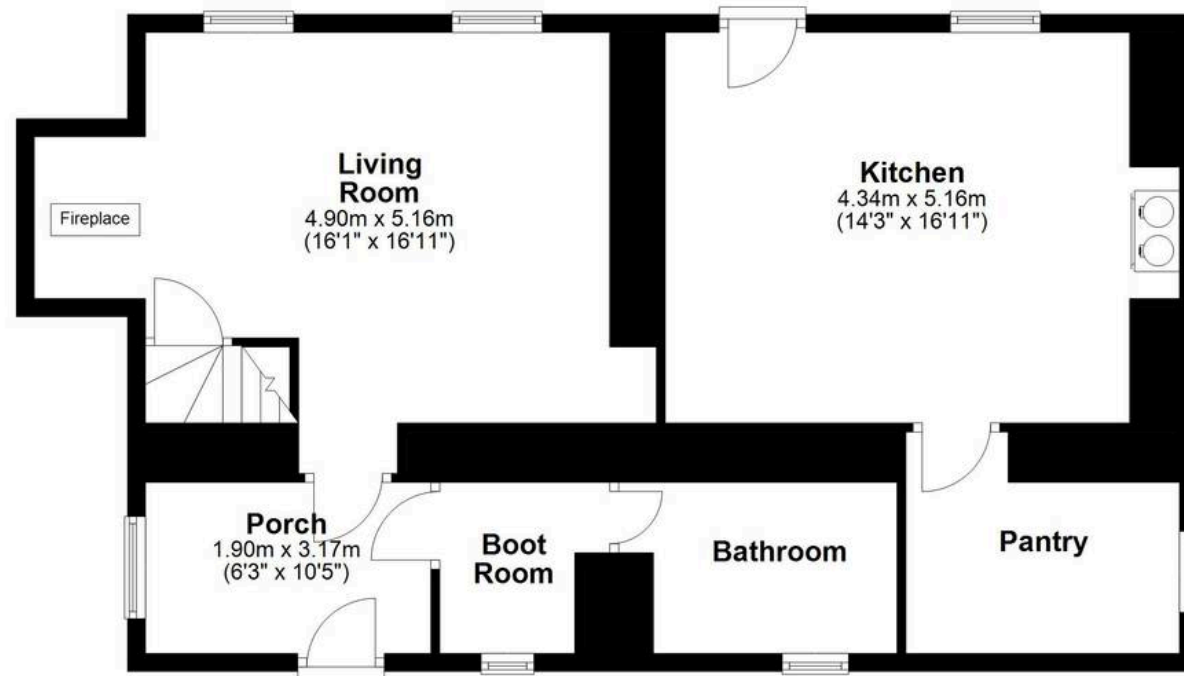






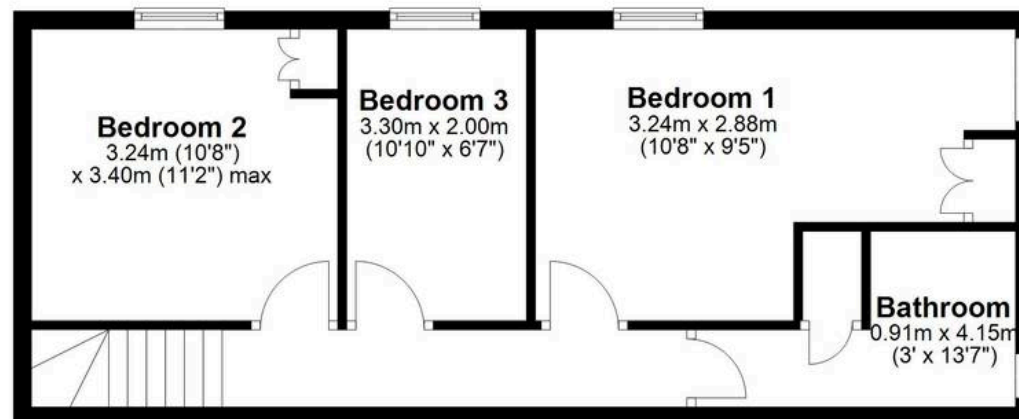
## Ground Floor

Approx. 80.2 sq. metres (863.4 sq. feet)



## First Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 127.3 sq. metres (1370.0 sq. feet)



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 5HA and the What3Words address is [///informer.cutback.pans](#) but if you want the traditional directions, please read on.

From the A30 at Whiddon Down take the “old A30” eastwards signposted to Crockernwell, Cheriton Bishop and Hittisleigh. Then take the first left turn signposted for Hittisleigh. After about 2 miles you will pass the Hittisleigh village sign and The Trees will be seen just on the right.







# Helmores

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