



1 Uppincott Cottages, Shobrooke

Guide Price £325,000

1 Uppincott Cottages

Shobrooke, Crediton, EX17 1BE

- Victorian cottage
- Period features
- 2 double bedrooms
- Stunning views
- Large garden
- 2 Reception rooms
- Parking
- No onward chain!

Just 7 miles from Exeter in a rural location this end terrace of 4 Victorian cottages is set to enjoy absolutely stunning views over rolling farmland as far reaching as Dartmoor and retains original features. With a large garden and plenty of space to the side, it is ripe for extending to create a stunning property. Within a short distance is Raddon Top, the highest point of the Raddon Hills with some of the best views in Devon and lovely walks surrounding.

The kitchen has modern sage green shaker units with space for white goods and an oven, (there is a bottled gas feed). There are two reception rooms, the first which would make a lovely dining room has a woodburning stove (unsure if in working order) and original built-in cupboard, the 2nd to the front with an open Victorian fireplace.





Upstairs to the front is the master bedroom with access to those wonderful views and a Victorian fireplace, the 2nd bedroom, a smaller double is to the rear. The bathroom has a shower enclosure with electric shower, an accessible toilet and a sink. The property has been re-decorated and re-carpeted downstairs and has modern uPVC double glazing. Outside to the front is a large gently sloping south facing garden, there is further space to the side and to the rear is a further garden with a brick shed (in some need of repair). A parking space is accessed to the side from a right of way over an adjoining lane.

Agents Note: There are rights of way to and from neighbouring properties which can be explained by the agent.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 8mbps (Airband or Starlink would be higher)

Drainage: Private Drainage (shared)

Heating: Woodburning stove (unsure if working)

Listed: No

Conservation Area: No

Tenure: Freehold

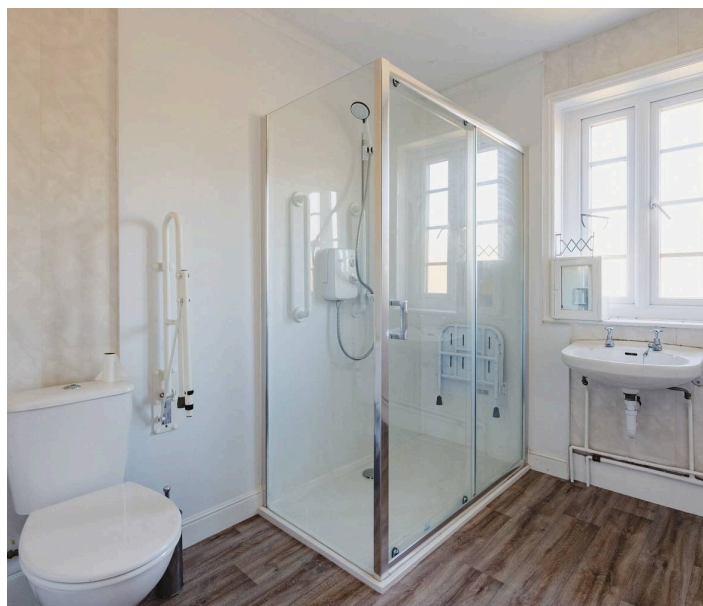
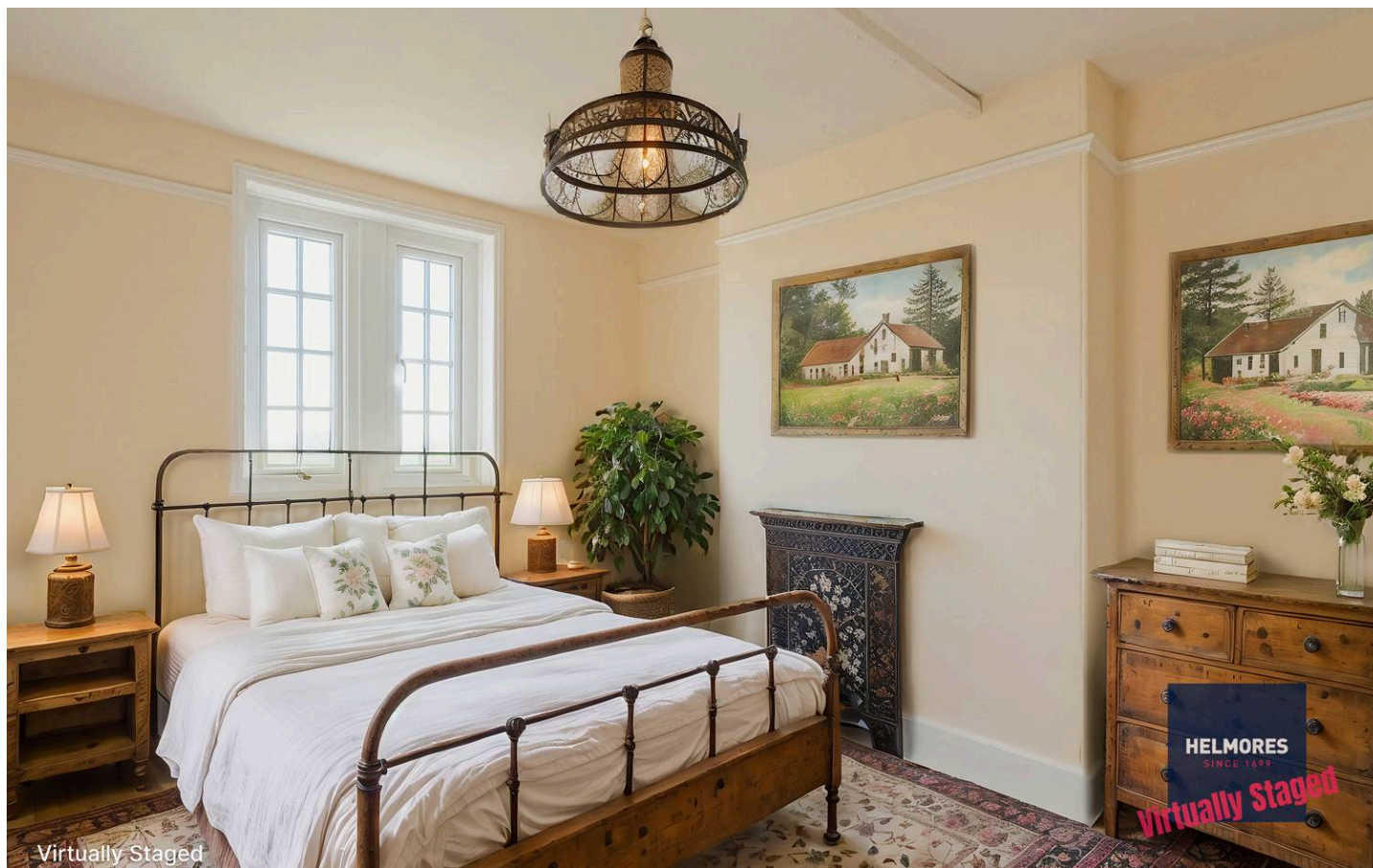
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

SHOBROOKE is a village, parish and former manor – located 1½ miles north east of Crediton. The village backdrop is that of smaller hills, and brief woodland ridges, with oak and ash commonplace – interspersed by a collaged, arable landscape, of frequent colour. The name 'Shobrooke' is derived from the old English words 'succa' and 'broc', meaning 'Hob-goblin Brook'. Nearby lies Shobrooke Park, a spacious country estate, open to the public, with many wizened and ancient trees standing tall. Furthermore it claims a large fishing lake, and a grassy amphitheatre – for live music on summer nights. The Red Lion Inn offers B&B facilities, a beer garden with lush country views, and excellent food and drink. Plus, it provides a welcome rest stop to those travelling between Land's End and John O'groats. Shobrooke is in the immediate catchment area for the schools in Crediton – also home to the closest shops.

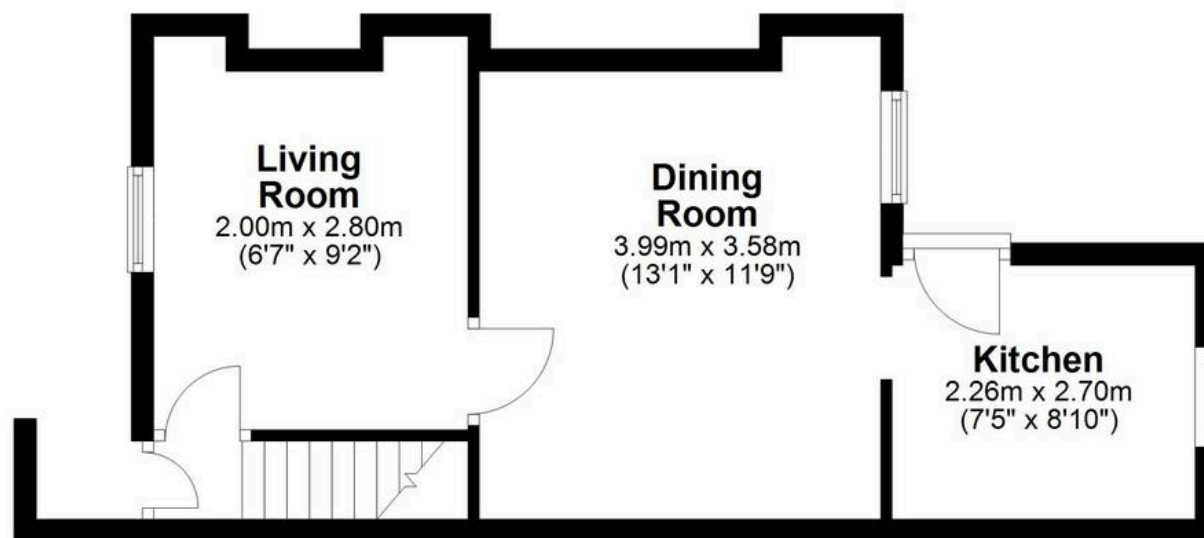
DIRECTIONS

From Crediton take the A3072 towards Tiverton and at Creedy Bridge take a right turn signposted to Shobrooke. Continue right through the village and take a left turn onto Raddon Hill. Take the next lane to the left and the property can be found to the right marked with a Helmores board.

What3Words: ///wink.dissolves.upset



Ground Floor



First Floor





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.