



Arden House



Arden House, Union Road

Crediton, Devon, EX17 3AL

Exeter 7.9 miles

A detached Edwardian house in an elevated position with stunning period features, versatile accommodation and a south facing garden.

- 8-9 bedroom Edwardian house
- Over 3,300sqft of versatile accommodation
- Wonderful period features
- Lawned garden with sun terrace
- Off street parking
- Freehold
- Council Tax Band - G

Offers In Excess Of £635,000

SITUATION

The Mid Devon market town of Crediton offers an extensive range of amenities including places of worship, library, health centre, hospital, post office, banks, supermarkets, pubs and restaurants, garages and sports facilities including a modern leisure centre and the well-regarded 1,000 year old Queen Elizabeth's Academy. The weekly farmers market is the largest in the area and the community is proud of its Arts scene centred around the Arts Centre holding events and classes such as theatre, dance, films, talks and music. The university and cathedral city of Exeter (7.9 miles) has a wide range of facilities befitting a centre of its importance, including excellent shopping, dining, theatre and recreational pursuits. It also has a mainline train station to London Waterloo and Paddington and an international airport to the east of the city.



DESCRIPTION

This elegant period property, which was built in 1903 by local builders Berry & Vincent, is a fine example of an unlisted detached Edwardian house situated in an elevated position. This extensive house offers over 3,300sq ft of versatile accommodation and is rich in unique period features including original plaster covings, ornate ceiling mouldings, sash windows and period fireplaces. The layout flows over three floors including up to 8-9 bedrooms. The upper floors, in particular, benefit from magnificent views over the town to the beautiful surrounding Mid Devon countryside.

ACCOMMODATION

The impressive entrance hall doors lead into the sitting room/dining room with natural oak block flooring, fine fireplace and a magnificent arched window. The kitchen/breakfast room has wall and floor mounted units with breakfast bar and a gas cooker, also with a door to a rear staircase and courtyard. Completing the ground floor is a double aspect sitting room with decorative ceiling corning and wood panelling, useful study, utility room with WC and basin, and conservatory with doors leading to the garden. Stairs rise to the 1st floor landing, off which is a principal double aspect bedroom, 4 further bedrooms, a family bathroom and a separate shower room. Stairs rise to a 2nd floor landing with 3-4 further bedrooms, one of which is currently used as a study, along with a separate bathroom with WC and basin.

OUTSIDE

The property is approached along a sweeping tarmac driveway with flowering borders and grass verges on either side and a large parking area to the front.

The main garden is to the side and provides a level lawn with a separate paved sun terrace, wooden shed and seating area.

There is a private right of access for the neighbouring property over the initial section of the driveway.

SERVICES

Mains drainage, electricity, gas and water.

Gas central heating.

74Mbps Fibre optic broadband

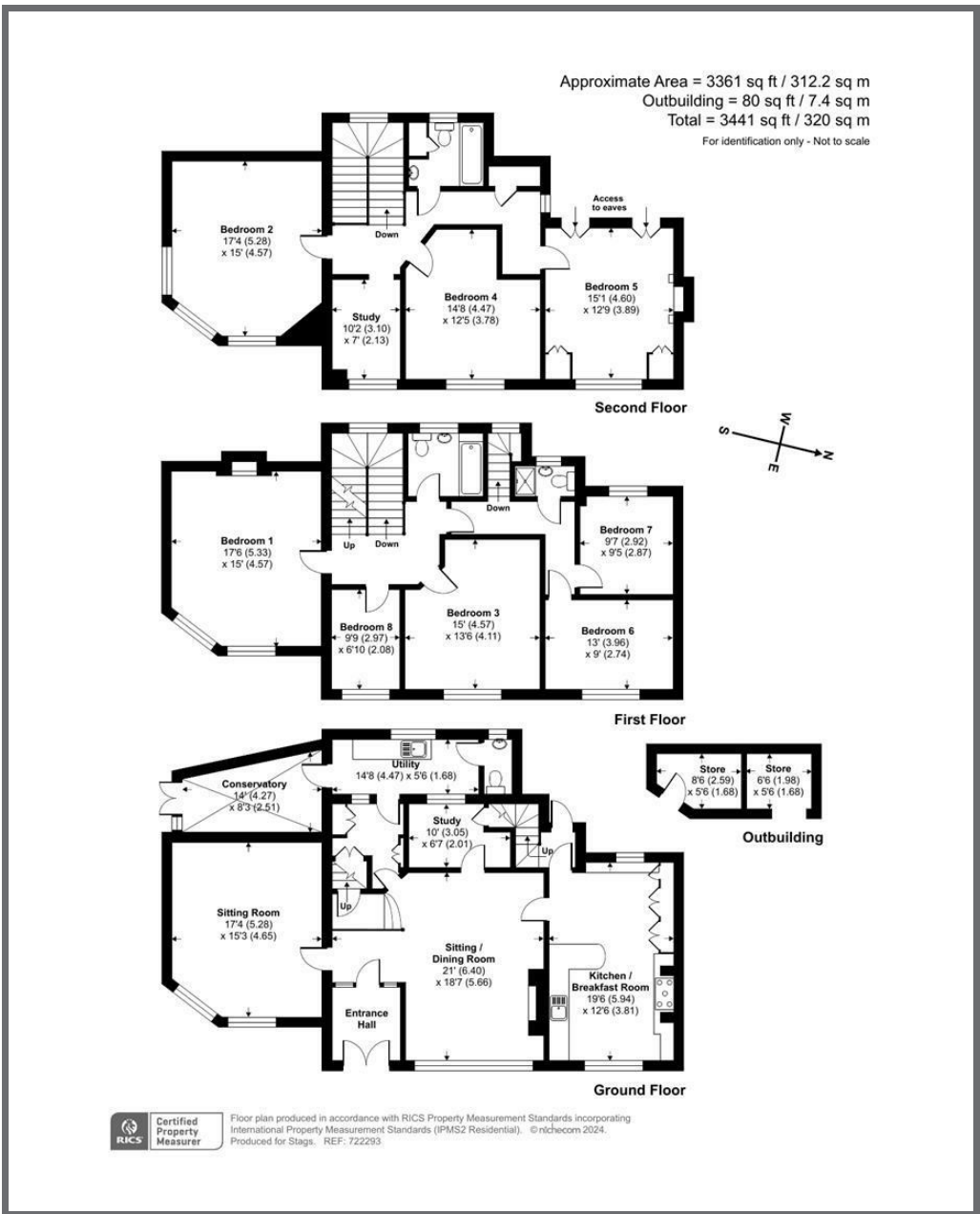
DIRECTIONS

From Exeter head north on the A377. Pass through the villages of Cowley and Newton St Cyres. Upon reaching Crediton, continue into the town centre along Union Road and the driveway for Arden House is on your left just after the Parish Church.

What3words - straws.archduke.volcano



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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