



Middleways Cottage



Middleways Cottage,

Upton Hellions, Crediton, EX17 4AE

Sandford (1.6 miles), Crediton (2.1 miles), Exeter (10.2 miles)

A stylishly renovated Grade II Listed thatched Longhouse with beautiful gardens and rural views.

- Stunning 4 bedroom Cottage
- Refurbished throughout
- Character features
- EPC - E
- Freehold
- Popular Mid-Devon hamlet
- Stylish reception rooms
- Beautiful gardens with rural views
- CTB - F

Guide Price £775,000

SITUATION

This beautiful Devon Longhouse is located in an idyllic rural setting on the edge of the sought-after hamlet of Upton Hellions. The property enjoys rural views over the adjoining rolling Devon countryside including the ancient Upton Hellions Church on the other side of the valley.

The well-regarded village of Sandford, with its popular pub and shop, is only 1.6 miles away, whilst the market town of Crediton (2.1 miles) 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 Queen Elizabeth's Academy. The weekly farmers market is the largest in the area. The university and cathedral city of Exeter (10.2 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

Middleways Cottage is a picturesque Grade II Listed thatched Longhouse which has been lovingly renovated by the present owners and now provides modern, stylish and characterful accommodation throughout. The property benefits from spacious reception rooms on the ground floor, whilst on the first floor provides three double bedrooms as well as a magnificent principal bedroom suite.

The gardens provide an abundance of established flower borders along with a sun terrace, raised vegetable garden and useful potting sheds and greenhouse. There is planning permission to replace and extend the existing conservatory.

ACCOMMODATION

A pretty gate from the quiet lane leads to the open fronted thatched porch and into the inviting entrance hall/snug with an exposed stone fireplace with woodburner and stairs rising to the first floor. To the left is a formal sitting room with woodburner, whilst to the right steps lead to a dual aspect dining room with period ceiling beams. The stylish modern kitchen, with views over the front and rear gardens, provides oak topped, floor mounted units and a very useful pantry area. Steps from the dining room lead to a rear boot room with fitted cupboards and on to the utility room with fitted cupboards, a WC, and the conservatory. The conservatory has planning consent to be replaced and extended.

Stairs from the rear boot room rise to a first-floor landing, which is used by the present owners as an office. Off the landing are three well-appointed double bedrooms and a principal bedroom. The first floor provides both a family bathroom as well as a family shower room.

GARDENS

To the front of the property is an area of private parking with a single integral garage. Formal front gardens lead to a lovingly maintained lawn with established flower borders and a decked seating area from which to enjoy the beautiful rural views. To the rear of the property is a potting shed, wood shed and productive vegetable garden with raised beds and a greenhouse.

SERVICES

Current Council Tax: F

Utilities: Mains electric, water, telephone & broadband

There is a separate well water supply.

Current broadband speed : 3.5 mbps

Drainage: Private drainage (new treatment plant in 2020)

Heating: Oil-fired central heating

Listed: Grade II Listed

Tenure: Freehold

Thatched in 2013

DIRECTIONS

From Exeter head north on the A377. Pass through the villages of Cowley and Newton St Cyres to Crediton. Leaving Crediton towards Tiverton via Exhibition Road, upon reaching Creedy Bridge turn left towards Upton Hellions, continue straight for approximately 1 mile and Middleways will be found in front of you on the bend.

What3words - [airbase.braved.yachting](https://www.what3words.com/airbase.braved.yachting)



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		52	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West,
Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

Approximate Area = 2258 sq ft / 209.7 sq m (excludes garage)
 Outbuilding & Store = 181 sq ft / 16.8 sq m
 Total = 2439 sq ft / 226.6 sq m
 For identification only - Not to scale

Outbuilding

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1111157