



Orchard Croft



# Orchard Croft

Crediton, Devon, EX17 3QP

Crediton (1 mile) Exeter (8.7 miles) A30 (5.2 miles)

A beautifully finished contemporary family home situated in a picturesque rural position with gardens and a paddock.

- Picturesque rural hamlet
- Contemporary open plan accommodation
- Vaulted entrance hall
- Three bedrooms
- Principal bedroom with ensuite
- Landscaped grounds
- Ample parking
- EPC: C
- Council tax band: D
- Freehold

Guide Price £675,000

## SITUATION

The contemporary family house is situated on the edge of the rural hamlets of Uton/Salmon Hutch and a short distance from the market town of Crediton (1 mile). Crediton provides a comprehensive range of local amenities, including supermarkets, independent shops, post office, sports facilities, train station and Ofsted Rated 'Good' schools. The City of Exeter (8.7 miles) also provides a wide variety of facilities and amenities together with two railway stations to Waterloo and Paddington along with Exeter international airport to the east. There is excellent access to the A30 (5.2 miles) leading west to Cornwall and east to Exeter and the motorway network. A few miles to the south is the Dartmoor National Park which has many thousands of beautiful, unspoilt acres in which to enjoy a number of country pursuits.

## DESCRIPTION

This beautifully presented timber framed property provides three bedrooms and two bathrooms on the first floor, and an open-plan kitchen/breakfast/dining room, sitting room, utility room, shower room, and a spacious vaulted entrance hall on the ground floor. To the side of the property is a large parking area for multiple vehicles and a cedar clad outbuilding and matching log store. To the front of the property are stunning landscaped gardens and a small paddock, whilst to the sides are paved and lawned areas from where you can enjoy the beautiful rural views.



## ACCOMMODATION

The ground floor of this home features an open plan kitchen/breakfast/dining room with half vaulted ceiling and door leading out to the gardens. Off the kitchen is a separate utility room with built in cupboards and a stable door to paved terrace. The kitchen comes complete with integrated Bosch appliances including microwave oven, fridge/freezer and dishwasher, quartz worktops and a central island with breakfast bar. The separate sitting room with log burner has French doors opening onto the courtyard garden and overlooks the paddock. The ground floor is fitted with underfloor heating and finished with engineered oak flooring.

To the first floor all bedrooms are spacious doubles with high quality oak doors and a family bathroom. The superb principal suite features an ensuite shower room with vanity unit, mirror and heated towel rail. The room has an abundance of space, a large triple wardrobe and wonderful views over the gardens, paddock and surrounding countryside.

## GARDENS & GROUNDS

A pillared entrance leads to a gravelled driveway providing ample parking for multiple vehicles. The garden is split into several sections with a paved terrace and courtyard garden for alfresco dining, beautiful landscaped gardens featuring an array of established plants and shrubs and a small paddock. In all, the land amounts to 0.67 acres.

## OUTBUILDING

To the side of the parking area is a cedar clad outbuilding.

## SERVICES

Private drainage (a modern Sewage Treatment Plant)

Private water supply (Bore hole)

Oil tank serving heating/hot water. Under floor heating on the ground floor.

Approximately 20mb broadband

## DIRECTIONS

From Exeter proceed on the A377 to Crediton. After the High Street in Crediton, fork left at The Green traffic lights (sign posted Yeoford). Continue down the hill. Turn left at the bottom, down an unnamed lane (opposite a road on the right called Westernlea). The property can be found just under 0.5 mile on the right on this lane.

If using sat nav, ignore instructions to use the A30/Tedburn route. Stay with the A377 out of Exeter, through Newton St Cyres and onwards to Crediton High Street.

What3words - Historic.Offshore.Greed



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		
(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 = 1258 sq ft / 116.9 sq m  
 Outbuilding = 283 sq ft / 26.3 sq m  
 Total = 1541 sq ft / 143.2 sq m  
 For identification only - Not to scale

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1184953