



**STAGS**  
FOR SALE  
01392 255202

Private  
No  
Parking



**STAGS**

St. Breock



# St. Breock

1 Union Terrace, Crediton, EX17 3DY

Exeter 8.5 miles

A Grade II Listed Georgian townhouse with an annexe and gardens in a popular Mid-Devon market town.

- Georgian Townhouse
- 5 bedrooms
- Versatile accommodation
- Off street parking
- Council Tax Band F
- Elevated position
- Characterful features throughout
- Large gardens
- Freehold

## Offers In The Region Of £650,000

### SITUATION

Set in the Vale of the River Creedy and surrounded by gentle, rolling hills, the ancient market town of Crediton, formerly the capital of Devon, offers a wide range of day-to-day amenities including a traditional bustling High Street with a French style town square, artisan shops, public houses, including the famous Three Little Pigs, a GP surgery, secondary schooling and a railway station on the Tarka Line (Barnstaple to Exeter).

The property, set in a conservation area, offers convenient bus routes to the historic cathedral city of Exeter, which is approximately 8.5 miles away and has a number of well-regarded schools for children of all ages, one of the best universities in the country and a variety of supermarkets including Waitrose. Exeter also has excellent cultural and recreational facilities with many restaurants and the Princesshay shopping development. Exeter also has mainline railway stations on the Waterloo and Paddington lines and an International Airport.

### DESCRIPTION

Believed to be built around 1810, St. Breock is a handsome, Grade II Listed, three-bay Georgian townhouse offering characterful and versatile accommodation arranged over two floors, incorporating a two-storey annexe with potential to be self-contained and sizeable gardens. The property has been thoughtfully refurbished to combine all the amenities of modern living with a wealth of retained character features including high ceilings, ornate corning, wooden flooring and casement windows with some original shuttering.





## ACCOMMODATION

The ground floor accommodation flows from a welcoming reception hall and comprises a spacious light sitting room with a woodburning stove and a generous front aspect dining room with feature cast iron fireplace, both with full-height casement French doors. There is also a well-proportioned study which gives access to the neighbouring family room in the annexe. The ground floor accommodation is completed by a large kitchen with a spacious fitted utility room leading to an extensive workshop with storage above. The kitchen offers a range of wall and floor units with wood effect worktops, and space for a table for more informal dining.

On the first floor, the property provides a generous master bedroom with fitted dressing room and spacious en suite shower room. There are three further well-proportioned front aspect bedrooms, two with original fireplaces and all featuring full-height French doors leading to shallow bowed wrought iron 'Juliet' balconies. A spacious fully-tiled family bathroom can also be found on the first floor, comprising a bath, separate walk-in shower and feature cast iron fireplace.

## THE ANNEXE

The rear right service wing offers annexe accommodation comprising a family room, a sitting room with feature bow window and a generous first floor bedroom with en suite shower room, and access to a spacious triple aspect glazed conservatory with garden access. The annexe can also be accessed through the garage and via a small courtyard and has potential to be made self contained if correct permission is granted.

## GARDENS

St. Breock is approached over a gravelled front garden screened by mature box hedging with steps up to a central 6-panel front door with pilasters and overlight. The remaining grounds to the rear of the property extend to around 0.25 acre, unusual for a town centre location. The grounds feature a paved courtyard, with terraced gardens with numerous seating areas and a contemporary summer house with garden pond and decked terrace, ideal for entertaining, al fresco dining, and enjoying far-reaching views over the town and surrounding countryside.

## PARKING, GARAGE AND WORKSHOP

A side driveway provides off street parking and gives access to the integral workshop. To the front of the property is a large garage leading to the annexe courtyard.

## SERVICES

Mains water, gas, drainage and electricity. Woodburner in the sitting room. The property also full fibre broadband - 70 Mbps upload, 500 Mbps download

## DIRECTIONS

From Exeter head north out of Exeter on the A377. Pass through the villages of Cowley and Newton St Cyres. Upon reaching Crediton, you will need to drive up Park Road, tuning right on Park Street and then down onto Union Terrace where the property will be found on your left.

What3Words: ruling.regretted.assures





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
(81-91) B		
(69-80) C		56
(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

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