

Orchard Croft, Crediton, EX17 3QP



This detached barn conversion found in a rural position looking out over its 0.67 acre plot with gardens & paddock. The property is offered for sale in excellent condition and set over 1645 sq. ft. Offering accommodation to include 16' kitchen, 10' dining room, 16' sitting room, first floor landing with stunning views over open countryside, three double bedrooms, bathroom, utility & two shower rooms. Externally a shed & gated parking for multiple vehicles.

Offers in the Region of £685,000 Freehold DCX02285

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Kitchen 16' 5" x 11' 7" (5.00m x 3.53m)

Smooth ceiling, ceiling mounted spotlights, ceiling mounted smoke alarm, dual aspect room with two uPVC double glazed picture window to the front aspect giving fantastic views over the surrounding garden and countryside, plus uPVC double glazed frosted window to the rear aspect. Engineered oak flooring, matching range of base, wall and drawer units, quartz worktops over, central island with storage cupboards under and quartz worktop, with fitted oak circular work space to the front, a lovely central addition to the kitchen. Integrated Bosch oven with additional integrated convection oven and microwave, integrated Bosch fridge/freezer, integrated Bosch dishwasher, four-ring Bosch induction hob with tiled splashback and extractor hood above. Stainless steel one and a half bowl sink with swan neck monoblock mixer tap over and quartz drainer, electricity points, thermostatic control unit for the underfloor heating. Archway giving access to the dining room.

THE ACCOMMODATION COMPRISES:

Entrance Hall

UPVC picture window to the left hand side of the front door, giving spectacular views out over the garden and surrounding countryside. Smooth ceiling, ceiling mounted spotlights, ceiling mounted smoke alarm, slate tiled flooring, oak stairwell rising to the first floor accommodation, understairs storage cupboard, electricity points, telephone points, wall mounted thermostatic control unit for the underfloor heating. Doors giving access to the cloak room/shower room, sitting room and kitchen.

Cloak Room/Shower Room 5' 11" x 5' 3" (1.8m x 1.6m)

Ceiling mounted spotlights, engineered oak flooring, wall mounted illuminated mirror with dual shaver charger point, motion sensor low level night lighting, low level WC, corner shower cubicle with sliding glass shower screen, wall mounted extractor fan, tiled inlay and multi head shower over. Wall mounted sink with monoblock mixer tap over and double doored storage cupboard under. Stainless steel heated towel rail. Door giving access to airing cupboard housing the water storage tank and thermostat control unit for the heating and hot water systems.

Sitting Room 16' 5" x 12' 4" (5.00m x 3.76m)

Smooth ceiling, ceiling mounted spotlights, ceiling mounted smoke alarm, dual aspect room with uPVC double glazed window to the side aspect and uPVC double glazed double French doors to the front aspect onto the patio area. Engineered oak flooring, electricity points, TV aerial points, telephone points, spectacular cast iron log burning stove with flue rising, on a slate hearth with log storage under. Thermostatic control unit for underfloor heating.



TOTAL: 171.6 sq.m. (1,847 sq.ft.)

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Dining Room 10' 0" x 10' 0" (3.05m x 3.05m)

Ceiling mounted feature light point, two uPVC double glazed picture windows to the front aspect giving fantastic views over the surrounding countryside. Engineered oak flooring, uPVC double glazed single French door giving disability friendly access to the side patio area. Space for dining room table. Doorway with wonderful wooden lintel above the single French door. Electricity points, TV aerial points, thermostatic control unit for the underfloor heating. Oak door giving access to the utility room.



Utility Room 6' 4" x 6' 1" (1.93m x 1.85m)

Ceiling mounted light point, ceiling mounted extractor fan, wall mounted RCD, uPVC double glazed frosted window to the rear aspect, matching range of wall and base units, roll edged worktop, stainless steel sink with monoblock mixer tap over and stainless steel drainer. Slate tiled flooring, bank of three larder units, uPVC double glazed obscure glass stable door giving access to the side patio area. Tiled splashback, electricity points, space for washing machine with drainage and water feed.

First Floor Landing

Engineered oak stairwell rising to the first floor accommodation, to a feature landing with exposed oak beam, central feature light point, smooth ceiling, ceiling mounted smoke alarm, engineered oak floor, wall mounted thermostat control unit for the heating and hot water system, double wall mounted radiator. uPVC double glazed dual picture windows to the front aspect giving stunning views out over the surrounding countryside. Doors giving access to bathroom and three bedrooms.

Family Bathroom 8' 6" x 5' 3" (2.60m x 1.60m)

Smooth ceiling, ceiling mounted light points, light sensor, uPVC double glazed Velux window to the rear aspect, wall mounted extractor fan, engineered oak flooring, wall mounted stainless steel heated towel rail, wall mounted illuminated mirror, dual shaver charger point, partially tiled, panelled bath with monoblock mixer tap over, low level, wall mounted sink with monoblock mixer tap over with double doored storage cupboard under. Motion sensor for low level night lighting.



Master Bedroom 16' 5" x 11' 3" (5.00m x 3.43m)

Smooth ceiling, exposed oak beam with central feature light point, wall mounted light points, dual aspect room with uPVC double glazed picture window to the front aspect giving fantastic views out over the surrounding countryside, further dual uPVC double glazed windows to the side aspect. Engineered oak flooring, electricity points, TV aerial points, double wall mounted radiator, single and double door built-in storage wardrobe with various hanging rails and shelving units. Door giving access to



En-suite 5' 11" x 5' 3" (1.80m x 1.60m)

Smooth ceiling, ceiling mounted spotlights, uPVC double glazed Velux window to the rear aspect, uPVC double glazed obscure glass window to the rear aspect, wall mounted illuminated mirror, corner shower cubicle with glass sliding shower screen doors, stainless steel heated towel rail, low level WC, wall mounted extractor fan, wall mounted sink with monoblock mixer tap over and double doored storage under. Motion sensor for low level night lighting, engineered oak flooring, dual wall mounted shaver charger point.

Bedroom Two 12' 5" x 8' 0" (3.78m x 2.44m)

Wall mounted light point, ceiling mounted light point, dual aspect room with uPVC double glazed window to the side aspect, uPVC double glazed picture window to the front aspect giving spectacular views out over the surrounding countryside. Engineered oak flooring, electricity points.



Bedroom Three 12' 5" x 8' 0" (3.78m x 2.44m)

Ceiling mounted light point, dual aspect room with uPVC double glazed windows to the side and rear aspects, with additional uPVC double glazed Velux window to rear aspect, electricity points, double wall mounted radiator, wall mounted light points, ceiling mounted light point, oak beam, engineered oak flooring.



Gardens

From the roadside a concrete apron leads to the large wooden gates with stone pillars, onto a loose stone driveway with high level fence denoting boundary to the front, mid-level walling giving boundary between this level and the sloping lawned level. The parking area is enclosed by mid-level walling, railing and wooden fence line and to the front there is a planter bed with pre-established bushes, shrubs and flowers. Off to one side of the driveway a small wooden gate leads through to the main patio, smaller garden and house area. Off to the other side of the driveway can be found the log store and large wooden storage shed, a raised decked area with wooden balustrades, loose stone steps leading down to a single gate giving access to the large garden. Below the decked area is access to the septic tank. At the front of the driveway there is a post-box. Boundary to the rear and front aspect of the property is high level fencing and hedge line all the way along the boundary. From the side aspect at the end of the raised decked pathway are loose stone steps with a small lawned area to the left hand side and small rockery to the right hand side, leading to a wooden gate and fence line that leads to the main garden. To the left hand side is access to the septic tank. From the far end of the storage shed there is a mid-level fence line that runs all the way down to the rear of the property plot, with fence line and hedge line again running the whole width of the property plot denoting the boundary. Various fruit trees border the generous lawned area (actual plot size 0.67 acres). The gate from the loose stone steps that lead to the garden, initially lead to the potager garden area which has a greenhouse, two allotment areas, a nursery garden. This then leads to a large lawned area that runs parallel to the rear boundary and advances to the front aspect of the property, where there is a paved steps with truncated walling. A wooden gate gives access back out to the driveway. A wooden fence encloses the inner garden for the house, there is a fenced area for the oil tank which is then encompassed by an area laid to lawn with sleepers and raised planter beds with pre-established flowers and shrubs. Fenceline denotes boundary to the front of the property. A paved patio pathway runs from the gate to the driveway all the way around the property. There is an outside tap this side of the property. This area is perfect for enjoying the summer months and alfresco dining, ideal space for tables and chairs etc, with security lighting and outside power points. There is a passageway running parallel to the rear aspect of the property, with high level walling. To the other side aspect of the property there is again a paved patio area, serving as an additional area perfect for enjoying the summer months and alfresco dining, with spectacular views enjoyed from the front aspect of the property out over the open countryside. To the front aspect of the property, which has striking curb appeal with cedar clad panels to the upper part of the property

along with outside light points, a composite double glazed door gives access to



Large Wooden Storage Shed 38' 8" x 7' 3" (11.79m x 2.21m)

Clad in cedar to match the main house and wooden double doors to front aspect, corrugated metal roof with intermittent corrugated plastic roof lighting panels, ceiling mounted light points, wall mounted RCD, electricity points, concrete floor. There is also access to the side aspect of the shed via raised decked area with wooden balustrades where additional double doors can be found.

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