



Parklands, 15a Exeter Road, Crediton EX17 3BH

Guide Price £950,000

Parklands, 15a Exeter Road

Crediton

- Exceptional contemporary home
- Designed by award-winning architect Annie Martin
- One of just two individual homes, built in 2020
- Approx. 2.700 sqft of beautifully designed accommodation
- 4 generous double bedrooms, 2 with en-suites
- Spectacular open-plan kitchen, dining & living
- Bespoke media wall, feature fireplace & high quality finishes
- Private landscaped south-facing gardens
- Ample parking & separate home office/store

Parklands is a rare contemporary home on the edge of Crediton, combining architectural distinction, privacy and practical family living in a quiet Devon setting. Designed by award-winning Devon architect Annie Martin, the house was completed in 2020 and is one of just two individual properties built within the former grounds of a Georgian house. Annie established her own practice after working as a project architect with acclaimed South West architect Stan Bolt on a number of award-winning homes, and has since received recognition for her own work, including RIBA Emerging South West Architect of the Year. Her approach centres on responding carefully to setting, orientation, light and views, while balancing ambitious architecture with comfortable, practical living.





Parklands is a strong example of that philosophy. Cedar cladding, natural stone, glass and clean architectural lines give the house a distinctive sense of presence from the moment it comes into view. A tree-lined driveway, shared with just one neighbouring home, leads through an established setting, with mature planting creating a feeling of calm and seclusion on arrival. Crediton, the surrounding countryside and Exeter are all within easy reach, giving the property a strong balance of privacy and convenience.

At around 2,700 sqft, Parklands is substantial without compromising comfort. The entrance hall sets the tone, with solid wood flooring, a bespoke oak and glass staircase and a double-height void drawing light between the two floors. Four generous double bedrooms occupy the first floor, all facing south over the garden. Two have en-suite shower rooms, while the remaining bedrooms are served by a well-presented family bathroom. High-quality fitted storage has also been added to several rooms. Downstairs is where the architecture really comes alive. Full-height glazing opens the principal living spaces towards the south-facing garden, while the kitchen, dining and living areas combine to create one generous, sociable and light-filled space. The contemporary kitchen includes quartz worktops, a large island and integrated AEG appliances, with a matching utility and separate plant room positioned behind. The living area now features a bespoke media wall and a striking fireplace, adding warmth and focus to the clean modern design. A downstairs WC and additional storage complete the ground floor. Large sliding doors connect the main living space directly to the terrace and garden, allowing the outside to become a natural extension of the house in warmer months. On a summer evening, with the doors open, the distinction between house and garden almost disappears.



Behind the design is an equally considered specification, including underfloor heating, solar thermal hot water, mechanical ventilation with heat recovery (MVHR), Cat 6 cabling and recently added air conditioning.

Outside, the professionally landscaped south-facing garden has matured beautifully into an established space in its own right. There is lawn, a broad terrace, water features and established boundaries, including a historic cob wall, creating a strong sense of privacy. The setting is green and highly usable, with ample parking, a garden shed and a cedar-clad insulated garden office providing valuable additional space for working from home, hobbies or storage. Parklands offers something increasingly rare: a genuinely exciting piece of contemporary architecture that also happens to be practical, comfortable and beautifully established. For buyers seeking a design-led Devon home with privacy, space and a sense of character, it is a compelling proposition.

Current Council Tax: Band F – Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor), electric fire, MVHR system, solar thermal and aircon unit.

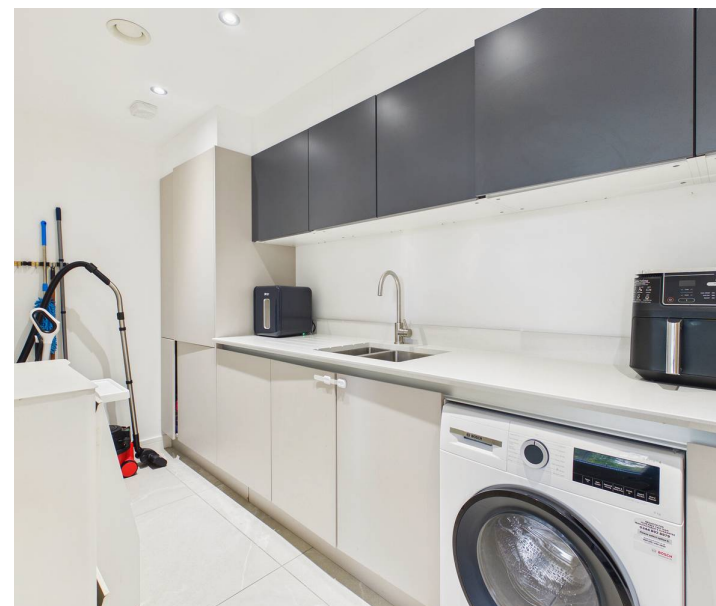
Construction: Standard

Listed: No

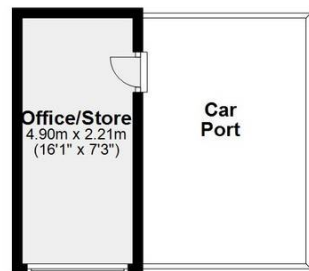
Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.







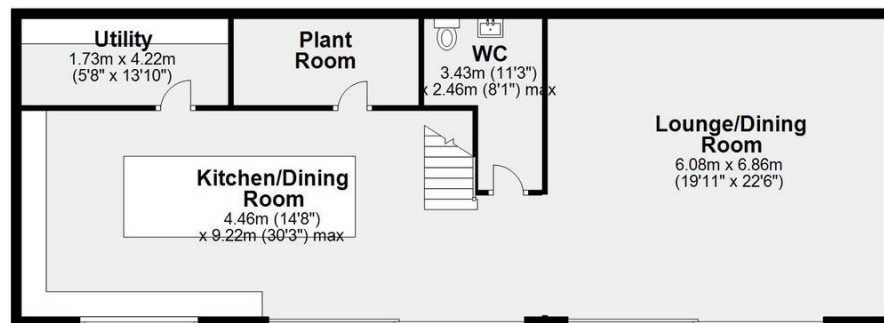
First Floor

Approx. 128.0 sq. metres (1377.9 sq. feet)



Ground Floor

Approx. 125.4 sq. metres (1349.3 sq. feet)



Total area: approx. 253.4 sq. metres (2727.2 sq. feet)



Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Rights of Way:

We're informed by the seller that the property benefits from a right of way over part of the drive. Buyers are advised to confirm details and legal status with their conveyancer.

DIRECTIONS : Use EX17 3BH or the what3words is ///placidly.darkest.hobbit

From Crediton High Street, head towards Exeter, passing the Parish church on your left and follow the road around to the right. As you drop down the hill, turn left into a private gated drive (just before reaching the row of thatched cottages) and follow the drive, spur off to the right and the house is first on the right.



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.