



**Woodlands, Posbury, Crediton, EX17 3QE**

Guide Price **£750,000**

# Woodlands

## Posbury

- Brand New Detached House
- One of just two plots
- Over 2500 sqft with 5/6 beds, 3 baths
- Each with 5 acres of garden, paddock and woodland
- Ample parking
- Air source heat pumps and underfloor heating

These two brand new detached family homes will appeal to a range of buyers due to all that is on offer. Located approx. 4 miles from Crediton and 4 miles from the A30 at Cheriton Bishop, it's a semi-rural position that's still accessible. Crediton offers a range of services and schooling (school bus passes the houses) and Exeter is only a short drive down the A30 with connections by road, rail and air. Posbury is a small but spread out hamlet and somewhat of a hidden gem here in Mid Devon.

The houses are nearing completion and are timber framed with airsource heat pumps and will be finished to a high standard. There are several factors that make these stand out. First off, they're a really good size. Over 2500sqft with 5 bedrooms, 3 bathrooms and wonderful open plan kitchen/family room. There's also a separate living room, (Possible 6th bedroom), study and utility, giving them a broad appeal. Then there's the location being amongst the rolling hills yet not isolated. But the biggest point is the land.





Each house will have a total of 5 acres! Split into gardens, paddocks and woodland, each house will definitely have that feeling of space and room to enjoy the outdoors. The gardens are generous, the paddocks will be about an acre each with the rest made up of deciduous woodland.

So if you're in the market for a large new build with ample space inside and out, and ready to move, please get in touch.

Please see the floorplan for room sizes.

Current Council Tax: TBC

Approx Age: 2025

Construction Notes: Timber frame and tiled roof

Utilities: Mains electric and water

Drainage: Private Drainage (individual treatment plants)

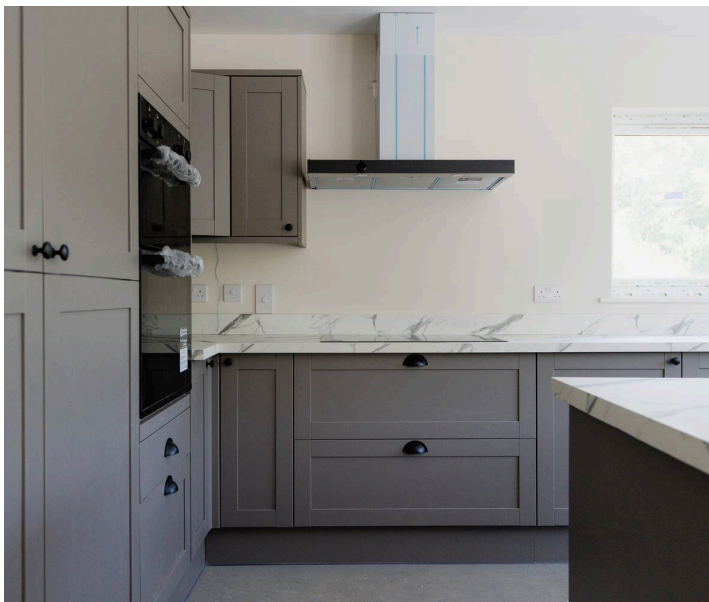
Heating: Air source heat pump with underfloor heating

Listed: No

Conservation Area: No

Tenure: Freehold

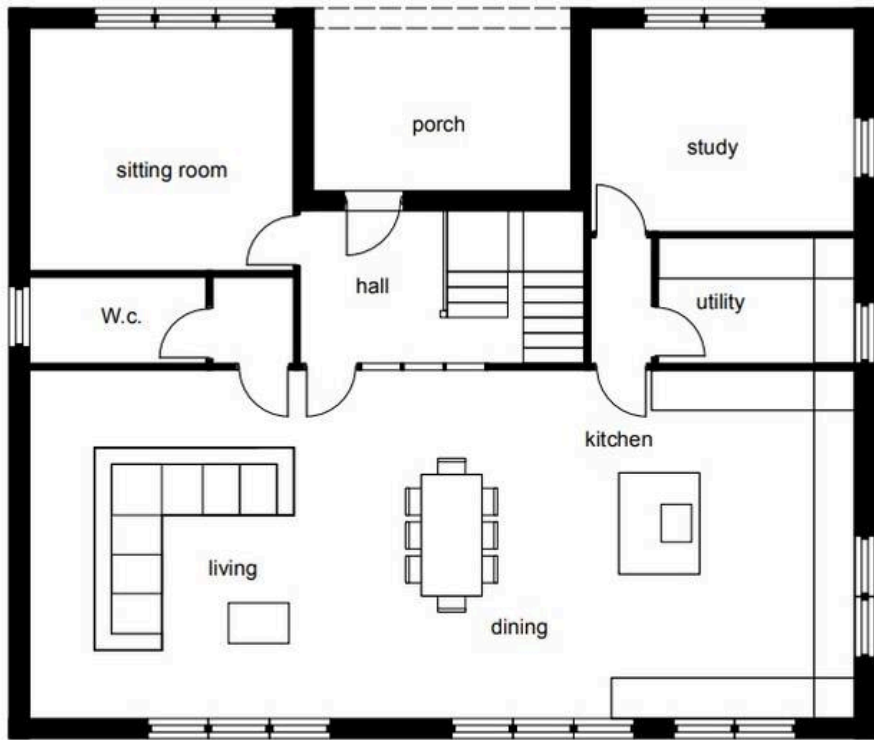
**Buyers' Compliance Fee Notice** - Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



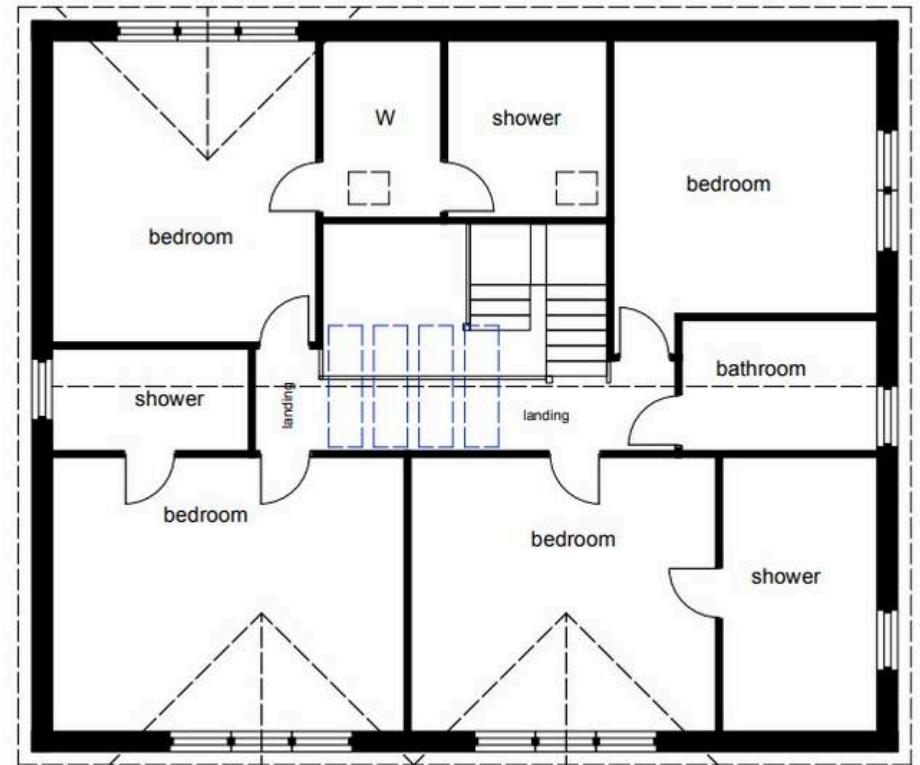
**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s). In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

**DIRECTIONS** : For sat-nav use EX17 3QE and the What3Words address is [///able.century.remotest](https://www.what3words.com/able.century.remotest)





**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



## Helmores

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