



Falconers Cottage, Upton Hellions, EX17 4AE

Guide Price £425,000

Falconers Cottage

Upton Hellions, Crediton

- Detached contemporary bungalow in just under two acres
- Beautiful semi-rural setting near Crediton
- Open-plan kitchen, dining & family room
- Large timber outbuilding with endless possibilities
- Gardens, paddocks & River Creedy frontage
- Principal bedroom with ensuite
- Ample parking
- Solar panels being installed on outbuilding
- No chain
- S106 applies

If you've ever dreamed of swapping neighbours for countryside, waking up to birdsong and enjoying the space that only a few acres can provide, Falconers Cottage could be exactly what you've been waiting for.

Set in just under two acres on the edge of the sought-after parish of Upton Hellions, this detached bungalow enjoys a wonderful rural setting surrounded by open countryside, yet remains only a few minutes from both Crediton and Sandford. It's the sort of location that's becoming increasingly difficult to find. Peaceful, private and immersed in the Devon landscape, without feeling isolated from everyday life.

The land is a real highlight. Stretching down to the River Creedy, it offers a wonderful mix of gardens and paddocks, making it ideal for anyone wanting space to enjoy the outdoors, keep a few animals,





grow their own produce or simply appreciate having room to breathe. In total it's approx. 1.93 acres.

The bungalow itself offers bright, contemporary accommodation extending to almost 1,200 sq ft. At its heart is a spacious open-plan kitchen, dining and family room, creating a sociable living space that's perfectly suited to modern life. The principal bedroom benefits from its own ensuite, whilst two further rooms provide flexible accommodation for family, guests or home working, complemented by a separate family bathroom and a practical utility room.

Full solar panels are being fitted on the outbuilding the beginning of September which will cut the cost of heating greatly.

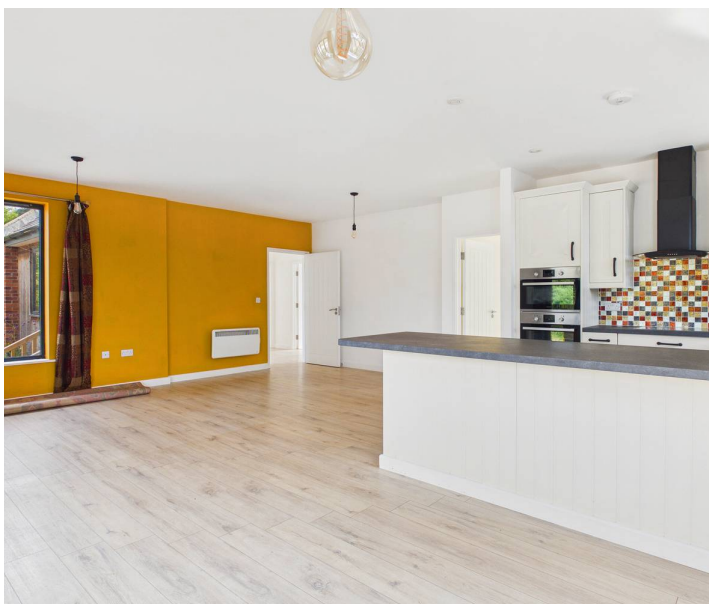
Outside, there's ample parking together with a substantial timber outbuilding that opens up a wealth of possibilities. Whether you're looking for workshop space, secure storage, a hobby room, home business premises or somewhere to pursue your interests, it's a hugely valuable addition to the property.

It's rare to find a detached home offering this amount of land, such a desirable location and so much versatility at this price point. For buyers seeking a rural lifestyle without the premium often associated with properties of this nature, Falconers Cottage presents an exciting opportunity.

NOTE: The property is subject to an Agricultural Occupancy Condition (S106). Although anyone can be the legal owner, buyers should satisfy themselves that they meet the requirements of the occupancy condition and seek advice from their mortgage lender and professional advisers before proceeding.

Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon



Utilities: Mains electric, telephone & broadband. Borehole water.

Broadband within this postcode: Unknown – Starlink available

Drainage: Private drainage (treatment plant)

Heating: Electric

Construction: Standard

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.

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.

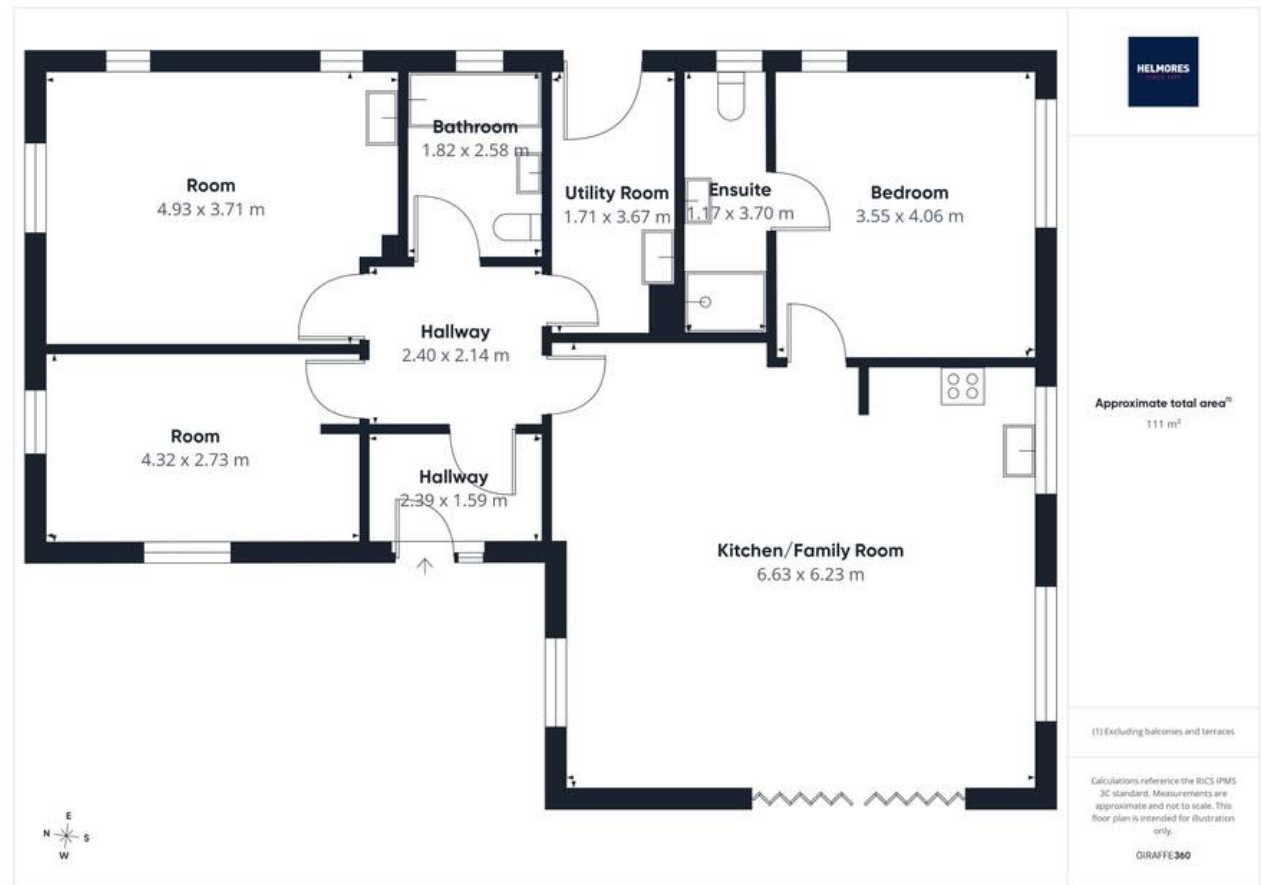
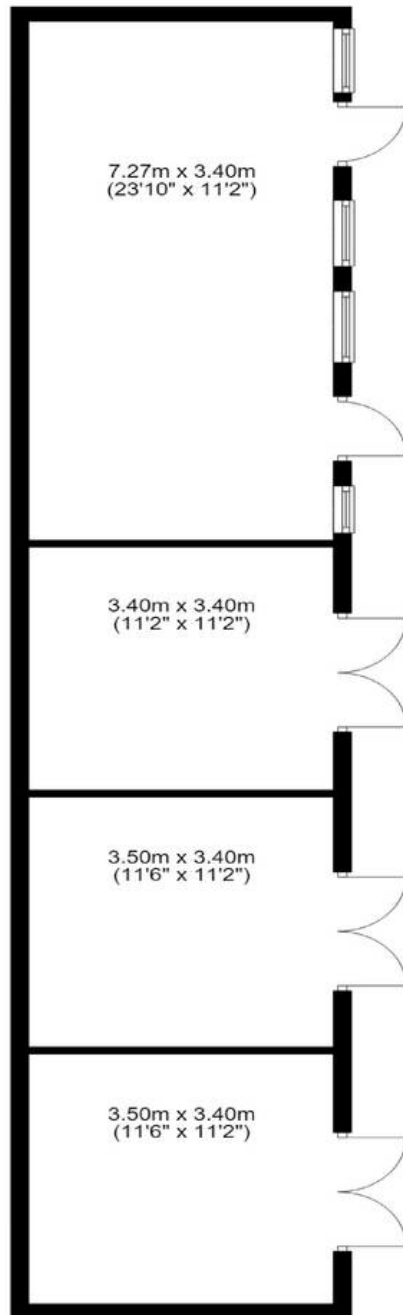
Broadband & Mobile Coverage:

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.

Flood Risk:

We're informed by the seller that the property has not to the best of their knowledge experienced flooding. Buyers should check the Environment Agency's online flood-risk maps (or Natural Resources Wales equivalent) and confirm insurability with their conveyancer.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Agricultural / Occupancy Restriction:

We're informed by the seller that the property is subject to an agricultural occupancy condition or similar restrictive covenant. Buyers should confirm the full wording of the restriction and their eligibility to occupy the property with their conveyancer.



DIRECTIONS : Use EX17 4AE or the what3words is [///words.otter.croak](https://www.what3words.com/words/otter.croak)

From Crediton, head out on the Bickleigh Road over Creedy Bridge and take the next left signed to Upton Hellions. Follow the country lane for approx. 1.3 miles, passing Middleways Cottage on the corner on your right and the property is next on the left before the turning to Hellions Mill/Barton.



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.