



7-8 High Street, Creditor, EX17 3AE

Offers Over £315,000

# 7-8 High Street

Crediton

- A unique blend of home and creative potential in the heart of town
- Set along Crediton's vibrant and characterful High Street
- Flexible spaces with both residential and commercial opportunities
- Spacious three-bedroom apartment with its own private entrance
- Light-filled retail space with street-facing presence—ideal to split or reimagine
- Expansive, unexpectedly tranquil garden with intriguing outbuildings
- Entire freehold included—yours to shape and evolve
- Offered with no onward chain
- Not listed

Nestled on Crediton's vibrant High Street, this wonderfully characterful property offers a rare blend of home, creative space, and income potential—all wrapped up in one deceptively spacious and versatile setting.





It's the kind of place that invites possibility. Imagine raising a family here, with space to grow and gardens to explore, all while running a small business from just downstairs. Maybe you've dreamt of a gallery, a boutique, or a cosy café (stp). Or perhaps you'd rather rent the shop space out and let it tick away in the background while you focus on home life. With no business rates to worry about (subject to small business rate relief) it opens doors—literally and figuratively—for all sorts of ventures.

The ground floor retail space flows through two generous rooms, filled with natural light—ideal for a shop, an inspiring office, or even a creative studio. Behind that, a workshop looks out towards the garden and offers another flexible space. Beyond that, a series of intriguing outbuildings waits quietly with more potential than most—a light conservatory style building which would make a wonderful greenhouse, and a solid workshop with mains electricity already connected just asking to be transformed into a charming AirBnB STP, home office, or artist's retreat (a new roof and plumbing would set it up perfectly).

Step outside and you'll find the garden gently unfolds—first onto a sheltered decking area that catches the soft warmth of the evening sun, then further out to raised garden space with views across the town. It's a little sanctuary, especially surprising for a High Street setting, and offers yet another layer of lifestyle or income opportunity—perhaps allotments or private garden lets for town-centre residents.

Upstairs, the family home spans three light-filled floors, with three spacious double bedrooms, a warm and welcoming living room, and a kitchen-diner that looks out onto the garden. There's something about the proportions here that feels generous but comfortable—like a home that holds stories.

For creatives, families, dreamers, or entrepreneurs, this is a place that adapts. Live in it, work from it, create something from it—or all three at once. And with the option to separate the commercial and residential titles if needed, there's even more room to grow.

If you're looking for something with a heartbeat and a history—and room to build your own future—this might just be the one.

Agents' Note: Depending on the buyer, it maybe possible to split the title into commercial and residential so options are available – ask the agent for more details.

**ESTIMATED INCOMES :** As the property has been used and occupied as one, these are anticipated rentals only:

Main Shop - £6600 per year (£550 pcm)

Apartment - £12,000 per year (£1,000 pcm)

Rear shop - £3000 per year (£250 pcm)

Studio and patio - £1200 per year (£100 pcm)

Workshop - £1500 per year (£125 pcm)

Garden/Allotment - £600 per year (£50 pcm)

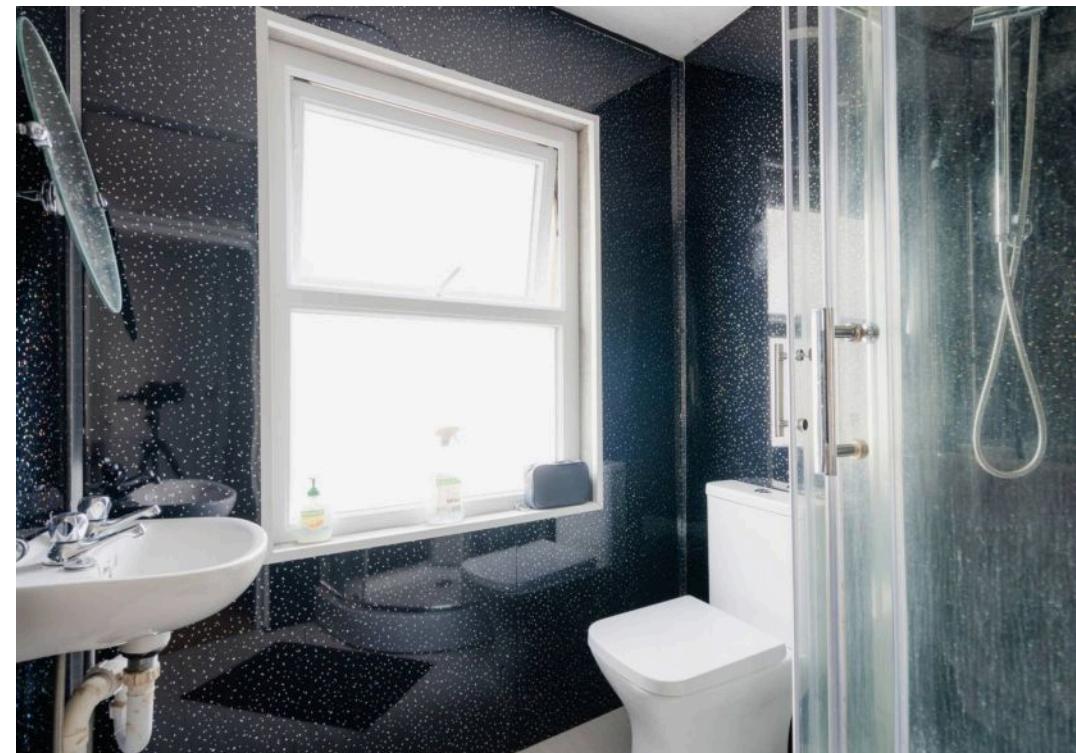
In total this gives a potential annual income of £24,600 per year which would be a 7.5% return!



#### **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.







Total area: approx. 211.7 sq. metres (2278.5 sq. feet)



Please see the floorplan for room sizes.

Current Council Tax: Band B – Mid Devon

Rateable Value of Premises - £5500 (not what is payable)

Approx Age: 1800's

Construction Notes: Standard

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

Drainage: Mains

Heating: Gas

Listed: No

Conservation Area: Yes

Tenure: Freehold

**CREDITON** is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

#### DIRECTIONS

For sat-nav use EX17 3AE and the What3Words address is //outfitter pebbles passively but if you



## Helmores

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