



58 High Street, Crediton, EX17 3JX

Guide Price **£155,000**

58 High Street

Crediton

- Grade II listed cottage with period character throughout
- Central High Street location with a level walk into town
- Flexible accommodation arranged over three floors
- Two bedrooms plus a spacious loft room currently used as a living room
- Ground floor kitchen and dining room forming the heart of the home
- Internal double glazing helping improve comfort and insulation
- Small cellar
- Private outdoor area within a shared rear courtyard
- Parking permits available nearby, with on-street options in surrounding roads.

Set towards the top of Crediton's historic High Street, this Grade II listed cottage offers a characterful and surprisingly adaptable home, arranged over three floors and more space than first impressions might suggest. The level walk into town means that shops, cafés, schools and local amenities are all close at hand, making it a convenient base for town living while still retaining a sense of individuality.

Inside, the property is presented in lovely condition and has been thoughtfully used by the current owners to suit modern living. The ground floor is arranged as a generous kitchen and dining space, which works well as the main hub of the home.





Fitted with a country style range of units, there is plenty of cupboard and worktop space, along with room for an American-style fridge freezer and freestanding cooker. Windows to the front, along with internal double glazing, help keep the space light while improving insulation. There is also useful storage to the rear and access to a small cellar, ideal for keeping household items tucked away.

On the first floor, the layout includes two bedrooms and a bathroom. One of the bedrooms is a comfortable double with built-in wardrobe storage, while the second room works equally well as a bedroom, guest room or study. The bathroom is fitted with a white suite including a bath with shower over and benefits from internal double glazing to the rear.

The top floor is currently used as a living room, taking advantage of the vaulted feel and roof windows to both front and rear, creating a bright and airy space away from the bustle of the High Street. This room also works well as a spacious principal bedroom if preferred, underlining the flexibility of the house and allowing the accommodation to be arranged to suit different needs.

To the rear of the property is a private area, set within the wider courtyard with space for a shed or secure motorbike storage, and rights of way are in place across the courtyard, which is owned by neighbouring properties. There is no parking with the house but an annual pass can be purchased for the town car park, or private spaces are sometimes available locally, as is on road parking in nearby streets.

Overall, this is a home with real personality, combining period character, flexible living space and a central location. It suits someone looking for something a little different, with the freedom to arrange the rooms around how they actually want to live.



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.

Virtual Staging:

Some images used in this marketing material may be virtually staged for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Rights of Way:

We're informed by the seller that the property [benefits from / is subject to] a right of way [state location]. Buyers are advised to confirm details and legal status with their conveyancer.

Flying Freehold:

We're informed by the seller that part of the property extends over the alleyway to the courtyard, creating a flying freehold element. Buyers should confirm the extent and legal arrangements with their conveyancer and mortgage lender.

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.





Approximate total area⁽¹⁾
78.5 m²
Reduced headroom
9.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1



Floor 2





Please see the floorplan for room sizes.
Current Council Tax: Band A – Mid Devon

Approx Age: 1800's

Construction Notes: Cob/stone under tiled roof

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

Drainage: Mains

Heating: Mains gas

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold

DIRECTIONS

For sat-nav use EX17 3JX and the What3Words address is ///norms.teach.according but if you want the traditional directions, please read on.

The property is at the upper end (towards The Green) of the High Street on the left as you head towards The Green from the main High Street. Parking is available in St Saviours Way car park (annual tickets available).





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.