



7 Salmon Hutch, Uton, EX17 3QN

Guide Price **£435,000**

7 Salmon Hutch

Uton, Crediton

- Beautifully presented semi-detached cottage near Crediton
- Rural setting surrounded by countryside and walks
- Three double bedrooms including en-suite main bedroom
- Spacious kitchen/dining room opening onto the garden
- Separate dining room, study or playroom space
- Cosy living room with woodburner and character features
- Garden room overlooking the south facing gardens
- Level gardens backing onto farmland
- Off-road parking and useful timber storage shed
- Approx a mile from Crediton town centre

Tucked away in a small cluster of cottages surrounded by countryside, 7 Salmon Hutch offers the perfect balance of rural living without isolation. Found just under a mile from Crediton, it enjoys a lovely position beside the River Yeo with country walks quite literally on the doorstep, yet the town and its amenities are only moments away. The cottage has been significantly improved and extended over the years and now offers surprisingly spacious accommodation with a lovely blend of character and practicality. It's clear from the moment you step inside that this is a home that has been well cared for and thoughtfully updated.





The ground floor layout works particularly well for modern living. The entrance hall is larger than expected and could be used as a second living or dining space, although it would work equally well as a study or playroom depending on needs. The living room is a cosy and inviting space with exposed flooring, character fireplace and wood-burner creating the perfect winter retreat.

To the rear, the kitchen/dining room is likely to become the real hub of the home. It's a wonderfully sociable room with plenty of space for entertaining and family life, while double doors open directly onto the garden. The kitchen itself is well fitted and centred around the oil-fired Rayburn which provides both heating and hot water. Beyond this is the garden room, a lighter and more contemporary feeling reception space overlooking the garden and again opening outside, giving excellent flexibility to the ground floor accommodation. A useful utility/boot room and downstairs WC complete the ground floor.

Upstairs are three double bedrooms, including a particularly impressive principal bedroom with en-suite shower room, alongside the family bathroom serving the remaining rooms.

Throughout the house there's a lovely balance between traditional cottage charm and modern comfort, with handmade oak doors, exposed timber flooring and plenty of natural light.

Outside, the south facing gardens are another real asset. Level and beautifully maintained, they are mainly laid to lawn with established planting and seating areas, backing directly onto open farmland and enjoying a peaceful rural outlook. There's also a useful timber shed and off-road parking for a couple of vehicles to the front.



Overall, this is a lovely country cottage that offers far more space than first expected, in a setting that feels wonderfully rural while remaining incredibly convenient for Crediton and its amenities.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private – Treatment plant installed 2024 – Compliant.

Heating: Oil central heating and wood-burner

Construction: Brick

Listed: No

Conservation Area: No

Tenure: Freehold

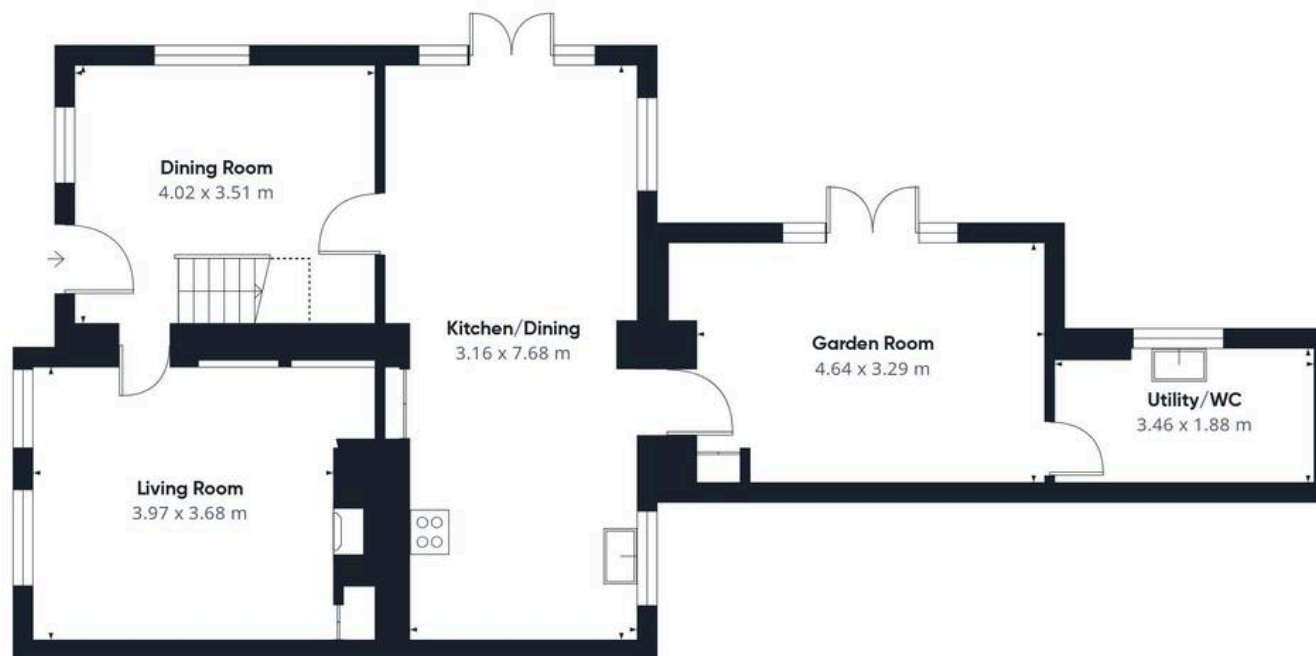
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

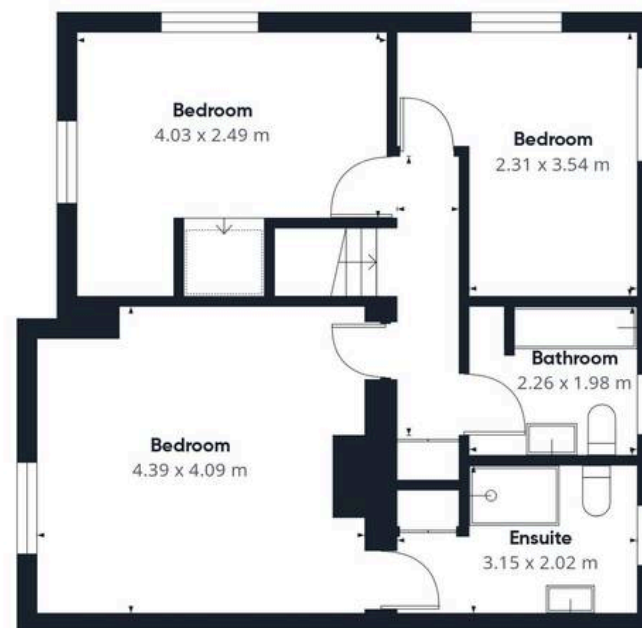
Boundaries, Access & Parking:

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾

132.5 m²

Reduced headroom

1.3 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



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:

The wider Salmonhutch area is identified by the Environment Agency as being subject to a degree of river flood risk. We are advised by the seller that the property itself has not flooded during their ownership. Buyers should satisfy themselves as to the current flood-risk classification for the property, insurance availability and any other matters of concern through their solicitor, insurer and the Environment Agency.

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.





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 : Use EX17 3QN or the What3words is [///sleepy.bangle.marinated](https://www.what3words.com/sleepy.bangle.marinated)

From Crediton High Street, head to The Green and bear left at the traffic lights and down Westwood Hill. At the bottom (opposite the turning into Westernlea) turn left onto the country lane and follow over the railway crossing and the cottage will be found on the right.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.