



Cree Cottage, Woodland Head, Yeoford, EX17 5HF

Guide Price £450,000

Cree Cottage, Woodland Head

Yeoford, Crediton

- Beautiful Grade II Listed thatched cottage
- Wonderful hamlet setting between Crediton and Exeter
- Four bedrooms and spacious family accommodation
- Character features including exposed timber beams
- Gardens extending to approximately a quarter of an acre
- Detached double garage and ample parking
- Separate rear access from a country lane
- Summerhouse, greenhouse and garden sheds
- Oil-fired central heating
- Excellent access to Crediton, Exeter and the A30

If you're searching for a character home with genuine countryside charm, yet don't want to feel isolated, Cree Cottage could be exactly what you've been looking for.

Set within the attractive hamlet of Woodland Head, between Yeoford and Cheriton Bishop, this beautiful Grade II Listed cottage enjoys a wonderful rural setting surrounded by Devon countryside. Despite its peaceful position, both Crediton and Exeter are easily accessible, whilst the nearby A30 provides excellent connections across the county and beyond.

Forming the centre of a small terrace of traditional thatched cottages, Cree Cottage has all the charm and character buyers hope to find in a period home. Bursting





with original features including exposed timber ceiling beams and attractive cottage details throughout, it offers warmth, personality and a real sense of history from the moment you step inside.

The accommodation is surprisingly spacious and well balanced. The sitting room provides a comfortable space to relax, whilst the separate dining room is ideal for family meals and entertaining. The kitchen/breakfast room sits to the rear of the cottage and enjoys views over the gardens, creating a practical and sociable heart to the home. A separate utility room provides valuable additional storage and workspace, whilst the rear porch and cloakroom add further convenience for day-to-day living.

Upstairs, four bedrooms are arranged around the landing, each enjoying pleasant outlooks across either the gardens or surrounding countryside. A family bathroom serves the first floor accommodation.

Outside is where Cree Cottage really stands apart from many similar period homes. The gardens extend to approximately a quarter of an acre and have been lovingly established over many years, creating a wonderful outdoor environment to enjoy throughout the seasons. Areas of lawn are complemented by mature trees, shrubs and flowering borders, whilst the elevated position allows for lovely views across the surrounding countryside.

For keen gardeners, there is plenty to enjoy here, with a summerhouse, greenhouse and useful garden sheds already in place. Whether you're looking to grow your own produce, create additional seating areas or simply enjoy the peace and quiet, the gardens offer enormous potential and are a genuine feature of the property.



Perhaps the biggest surprise is found to the rear. Accessed directly from the country lane behind, there is extensive off-road parking together with a substantial detached double garage. This arrangement is a significant advantage and something rarely found with character cottages of this type. The separate access not only makes everyday life easier, but also opens up a range of possibilities for hobbies, workshop space, secure storage or simply accommodating multiple vehicles without compromising the charm of the cottage setting.

Character cottages with gardens of this size, countryside views, substantial parking and such convenient access to both Crediton and Exeter are becoming increasingly difficult to find. Cree Cottage offers a wonderful opportunity to enjoy rural Devon living whilst remaining exceptionally well connected.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

Heating: Oil and wood-burners (wood-burners currently not used)

Construction: Cob

Listed: Yes Grade II

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.

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.



Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

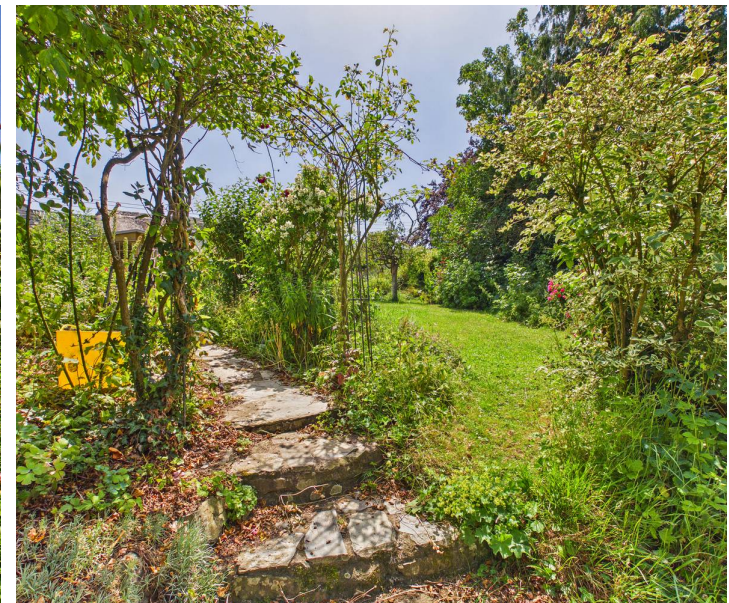
Thatch / Cob Construction:

We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

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.

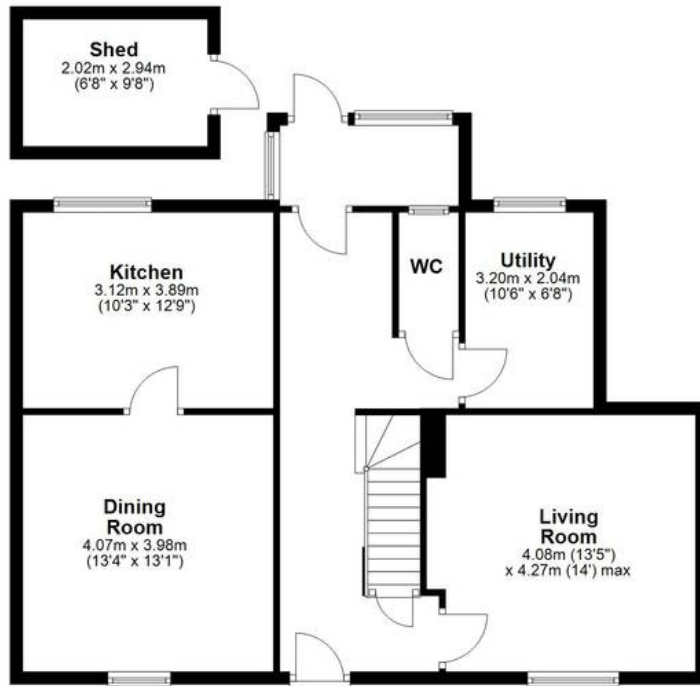
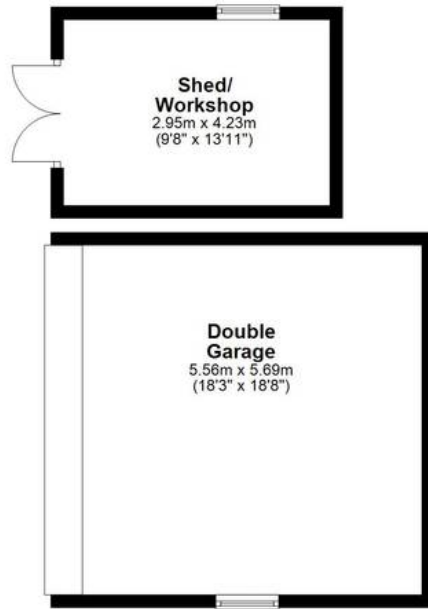
DIRECTIONS : EX17 5FH or the what3words is
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For viewings, parking is easier by approaching on the lane behind and park in the driveway.



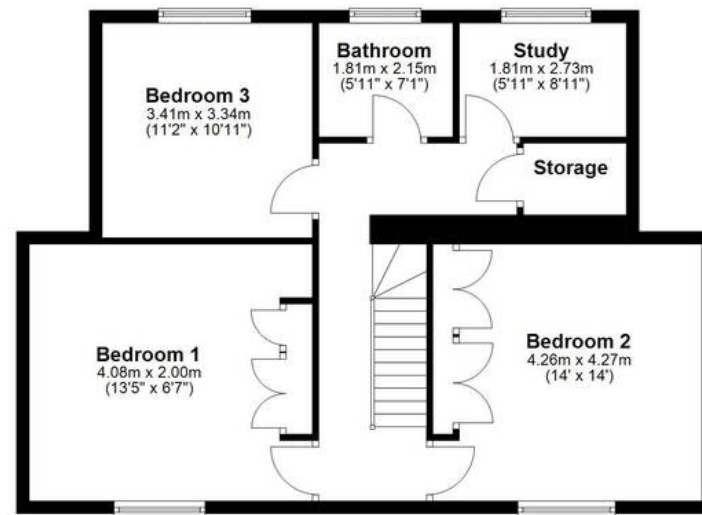
Ground Floor

Approx. 126.6 sq. metres (1362.6 sq. feet)



First Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



Total area: approx. 200.0 sq. metres (2153.3 sq. feet)



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.