

Corner House Searle Street, Crediton, EX17 2DB

Guide Price **£585,000**

Corner House Searle Street

Crediton

- Substantial Period Townhouse Full of Character
- Five Bedrooms and Three Reception Rooms
- Approximately 3,917 sq ft Including Ancillary Spaces
- Impressive High Ceilings and Period Features
- Extensive Full-Height Cellar Accommodation
- Additional Loft Rooms with Further Potential
- Detached Former Coach House with Studio
- Potential for Annexe or Rental Accommodation, STP
- Established Gardens and Off-Road Parking
- Town Centre Location with Views Towards People's Park

There are certain houses in Crediton that have been part of the town's character for generations, and this handsome red-brick period home on Searle Street is certainly one of them. With its imposing elevations, decorative brickwork, tall windows, prominent chimney stacks and generous proportions, Corner House has the sort of architectural presence that's increasingly difficult to find. It's a substantial property, both in appearance and accommodation, occupying a wonderfully convenient position with views across the town towards People's Park. The park itself is a lovely feature of this part of Crediton, offering attractive green space, mature trees and somewhere to walk, relax or enjoy the outdoors, all within easy reach of home. The town centre is just a short walk away, with its independent shops, cafés, pubs, restaurants and everyday amenities, while Crediton also offers supermarkets, schools, leisure facilities and a railway station with services towards Exeter and Barnstaple.









It's an appealing combination of a proper period townhouse, plenty of space and the convenience of having so much on the doorstep.

Inside, the sense of scale is immediately apparent. High ceilings, large windows, generous room sizes and surviving period details give the house a grandeur that's difficult to replicate in a modern property, and there's a wonderful amount of flexibility in how the accommodation could be used. The ground floor currently provides three principal reception rooms, including a particularly attractive reception/study with its distinctive bay window, together with a separate kitchen/dining room and downstairs shower room, with basin and w/c. There's space here for formal entertaining, everyday family life, working from home or simply spreading out, with the possibility of rethinking the arrangement to suit a new owner's needs. Upstairs are five bedrooms and a family bathroom with separate w/c, providing ample accommodation for a larger family, while the house has been cared for over the years, even if a purchaser is likely to want to update and personalise parts of the interior.

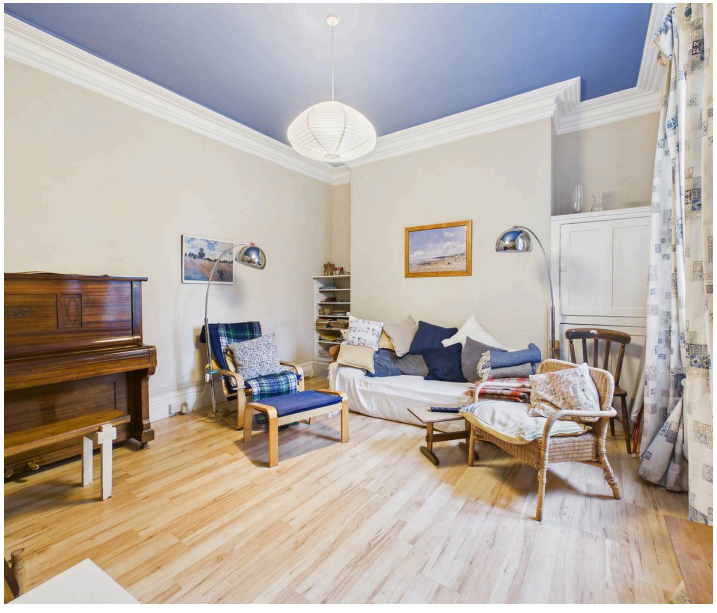
What makes Corner House especially interesting is the amount of additional space beyond the principal living accommodation. Beneath the house is a substantial full-height cellar, arranged as two large rooms, which could be put to a variety of uses. Above the first floor, the loft has already been partially adapted to provide further rooms, opening up possibilities for additional accommodation, hobbies, storage or home-working space, subject to the necessary consents and building regulations. The combined floor area shown on the plans is approximately 3,917 sq ft (363.9 sq m), although it's important to note that this figure includes the cellar, loft rooms and separate former coach house, which are not all currently classified as habitable accommodation.

Nevertheless, it gives a real indication of the overall scale and the opportunities that exist for someone with the imagination to make the most of it.

Outside, the established gardens lie mainly to the front, providing an attractive setting for the house and a degree of separation from the road, with mature planting, off-road parking and a smaller courtyard area to the rear. A particularly appealing feature is the former coach house, a separate character building with its own entrance from People's Park Road. Currently arranged with storage and utility space on the ground floor and a studio above, it offers a great deal of flexibility without encroaching on the main house. For someone working from home, running a creative business, needing a dedicated studio, treatment room or consulting space, or simply wanting somewhere for hobbies and interests, the separation could be invaluable. Equally, the building may appeal to those looking for the potential to create ancillary accommodation for family members or perhaps a rental opportunity, subject to the appropriate planning permissions, building regulations and any other necessary consents.

Taken together, the main house, cellar, loft rooms and former coach house create a property with possibilities well beyond those of a conventional five-bedroom home. It could make a wonderful long-term family residence, with room for different generations to live and work alongside one another, or offer an interesting project for buyers looking to adapt and make better use of the additional spaces. There's certainly scope to put a personal stamp on Corner House, but its character, proportions and position are already firmly established. For anyone who appreciates period architecture, wants genuine space and flexibility, and likes the idea of living within walking distance of Crediton's amenities, this is an opportunity that doesn't come along very often.













Please see the floorplan for room sizes - The quoted overall floor area of approximately 363.9 sq m (3,917 sq ft) includes the cellar, loft rooms and detached former coach house. These areas are not all currently designated as habitable accommodation. Any proposed conversion, extension, independent residential occupation, commercial use or letting would be subject to obtaining all necessary consents and approvals. Buyers should make their own enquiries.

Current Council Tax: Band F - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast enabled

Drainage: Mains

Heating: Gas fired

Construction: Brick

Listed: No

Conservation Area: Yes

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.

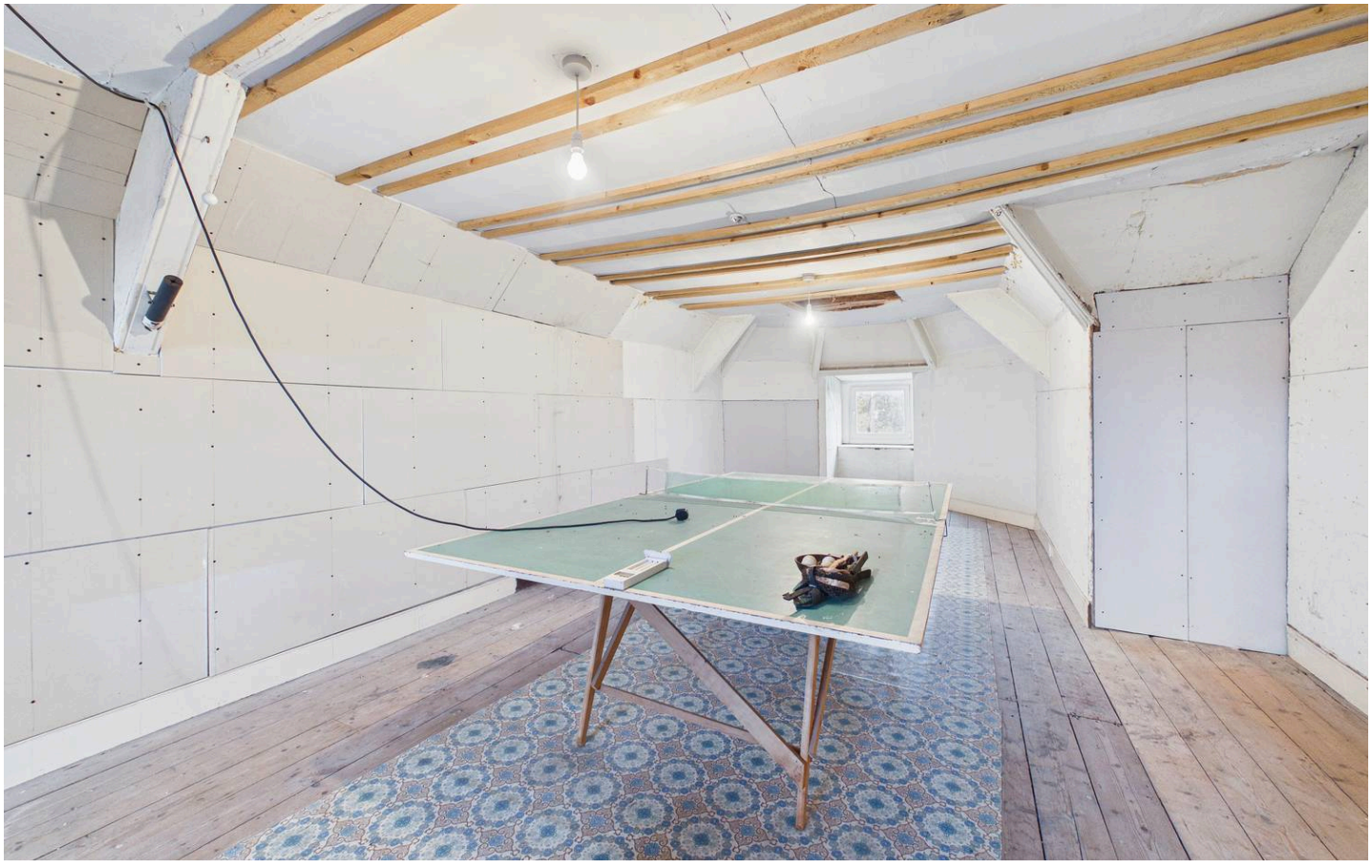
Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

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

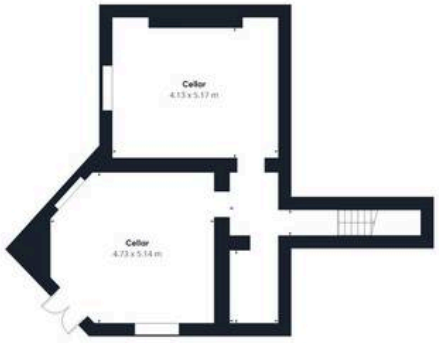
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From the High Street, head up Searle Street and Corner House is the last property on the left on the junction with Peoples Park Road.









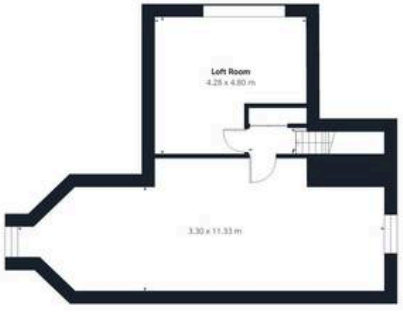
Floor -1 Building 1



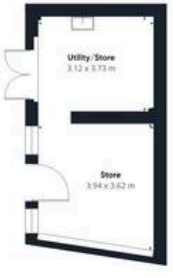
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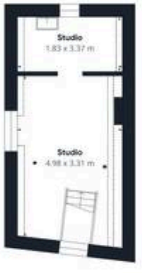
Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Floor 1 Building 2

HELMORES
SINCE 1499

Approximate total area(1)

363.9 m²

Reduced headroom

2.2 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



Helmores

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