



## 6 Sturt Cottages, Down St. Mary, EX17 6DY

Guide Price £245,000



## 6 Sturt Cottages

Down St. Mary, Crediton

- Pretty period cottage
- Beautifully presented
- 3 Bedrooms
- Lovely views
- Wood burning stove
- Village location
- Outbuildings
- uPVC double glazing
- Gas Central heating
- No onward chain!

Down St Mary is a small picturesque village set in the heart of Mid Devon surrounded by farmland and rolling hills. This cottage is one of 6 stone cottages full of character and modernised with quality finishes and stylish features and is being sold with no onward chain.

The kitchen has an array of cream shaker style units with polished granite worktops, there is a 4 ring gas (mains) hob and double eye level oven. There's space for a fridge/freezer and washing machine and a door leading to a porch to the rear of the property. The lounge has a cozy feel with a woodburning stove (fully certificated) in a feature arched brick fireplace and stairs leading to the first floor.







The front bedroom is a good sized double with beautiful views over the countryside, a 2nd bedroom is to the rear and the family bathroom has a shower, floor to ceiling tiles, WC and sink. On the 2nd floor there is a large spacious bedroom with a picture window giving a lovely outlook to the far reaching views. There is uPVC double glazing throughout and mains gas central heating. Outside to the front is a pretty walled garden laid to decorative slate chippings with a seating area and flower & shrub borders. To the rear there is a fenced seating area that the property enjoys use of but doesn't own. Included is a store shed with power where the owner houses the tumble dryer, there's a shared bin area which was the old bakery featuring the original bread oven. An outside toilet is included along with a 1/6 share of a small plot of garden.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2025/26 - £2189.56

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

Broadband within this postcode: Superfast 35Mbps

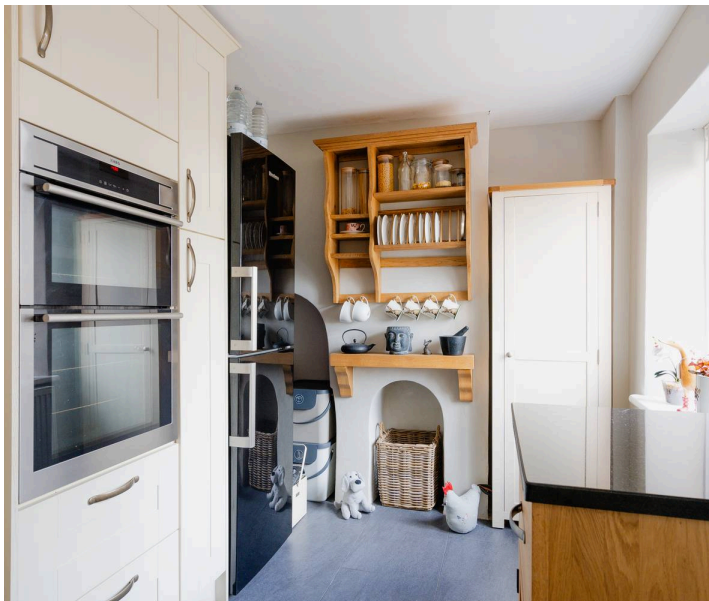
Drainage: Private drainage (not shared)

Heating: Mains gas central heating

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.

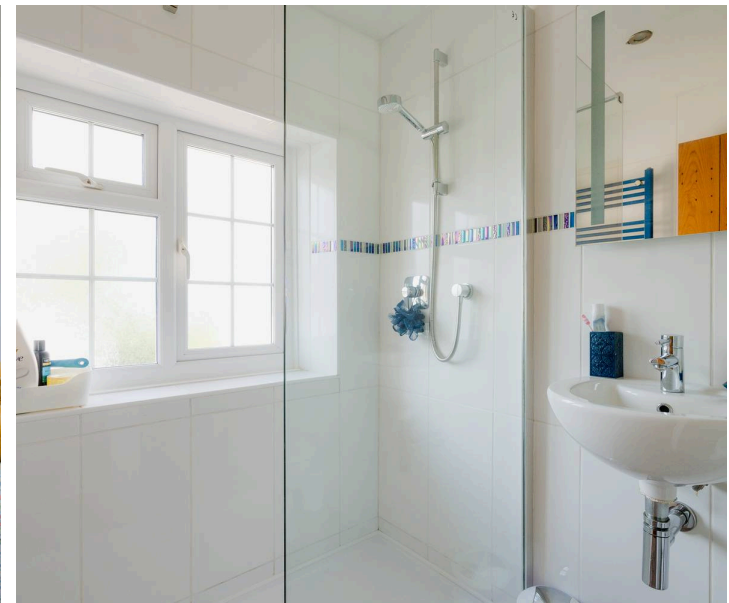
**DOWN ST MARY** village sits atop a hill amid a landscape criss-crossed with footpaths and bridleways, indeed the famous, long-distance footpath 'The Two Moors Way' passes close by. Down St Mary parish incorporates Chaffcombe and Morchard Road. The latter is home to the Devonshire Dumpling pub and provides frequent buses to Crediton and Exeter while the station gives trains for Exeter or Barnstaple. For amenities, several nearby villages offer local convenience shops, while Crediton is about a 15-minute drive away with its thriving high street full of independent shops and several well-known supermarkets.

#### DIRECTIONS

From Crediton take the A377 in a Westerly direction. Go through Copplestone in the direction of Barnstaple and after reaching Morchard Road take a left turn leading up to the village, number 6 can be found along to the right marked with a Helmores board.

For Sat Nav: EX17 6DY

What3Words: ///universes.shelving.scare



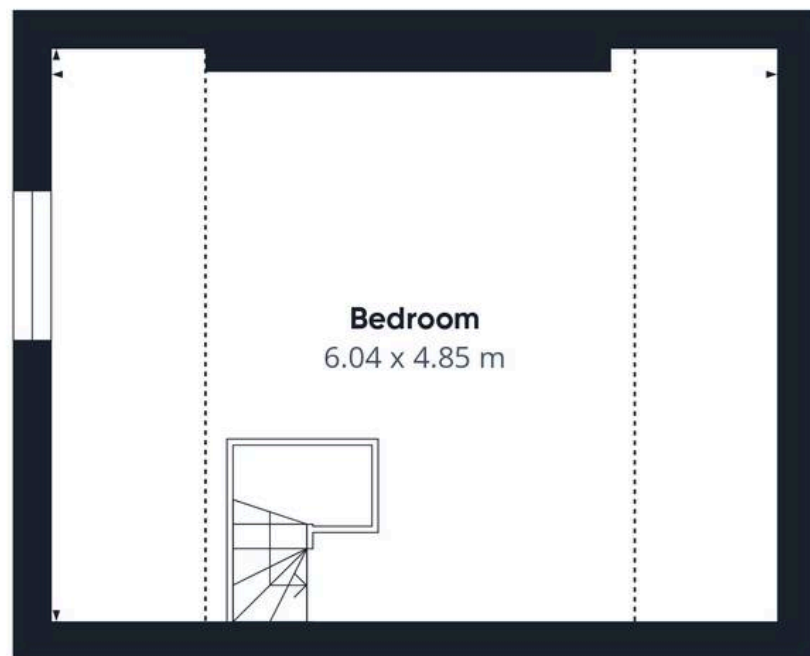




Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

81.3 m<sup>2</sup>

Reduced headroom

12.4 m<sup>2</sup>

(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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