



**Marylea Cottage, Down St. Mary, EX17 6DZ**

Guide Price £450,000

# Marylea Cottage

Down St. Mary, Crediton

- Gorgeous chocolate box cottage
- 3 or 4 bedrooms
- Village centre location overlooking The Green
- Separate living and dining room plus study/playroom
- Two staircases with plenty of character
- Air-source heat pump and woodburners
- Pretty cottage gardens and storage outbuildings
- EPC : E

Down St Mary is a small, pretty Mid Devon village, tucked away in the quiet, unspoilt Devonshire countryside. Set away from main roads but still within easy reach, it's just over half a mile from the Tarka Line, with stations linking Exeter and Barnstaple, and only 10 minutes from the market town of Crediton. A small, close-knit village with real rural character, it's a great base for the local area.

Near to the church and overlooking the village green, Marylea Cottage is a picture postcard, semi detached property. Formerly two cottages, it's now one larger property which combines character with modern comforts. It is Grade II listed which is hardly a surprise to protect the pretty façade and original features that are evident throughout. The layout is spacious and flexible with two staircases offering alternative configurations to the first floor (you can access the whole first floor from one though). On the ground floor are two or three reception rooms, currently used as living, dining and playroom/study.





The bespoke kitchen/dining room (with a proper larder!) at the rear is a well laid out and sociable space. The first floor offers three bedrooms and a bathroom plus an additional shower room - a nice addition for this type of home.

The garden lies predominantly to the front, slightly set down which adds to the privacy and makes it a useable front garden. With paving and well stocked borders, it's an attractive garden made easily accessible from the double doors from the living room. To the rear is a pathway which leads to a series of brick outbuildings providing additional storage plus there's a pedestrian right of way giving access to the rear of the house without needing to go through the property.

Agents' Note: To the rear of the property is an area of land which appears not to be registered to anyone. The cottage has had unhindered use of this area for many years but should be noted by buyers.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon

Approx Age: 17th Century

Construction Notes: Cob and thatched

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains drainage

Heating: Air source heat pump and wood-burner

Listed: Yes Grade II

Conservation Area: Yes

Tenure: Freehold



## Buyers' Compliance Fee Notice

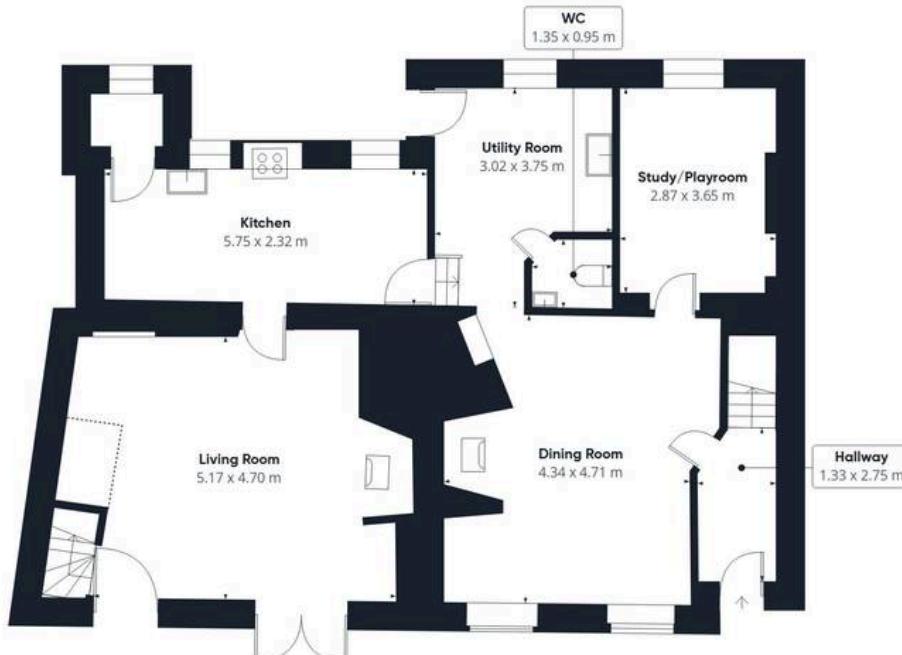
Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

**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 :** For sat-nav use EX17 6DZ and the What3Words address is ///chefs.scribble.dialects but if you want the traditional directions, please read on.

From the A377 at Morchard Road, proceed up into the village and pass the church on your right. Shortly afterwards, you'll see the church hall on your right, park beside the hall and Marylea Cottage is next door overlooking The Green.





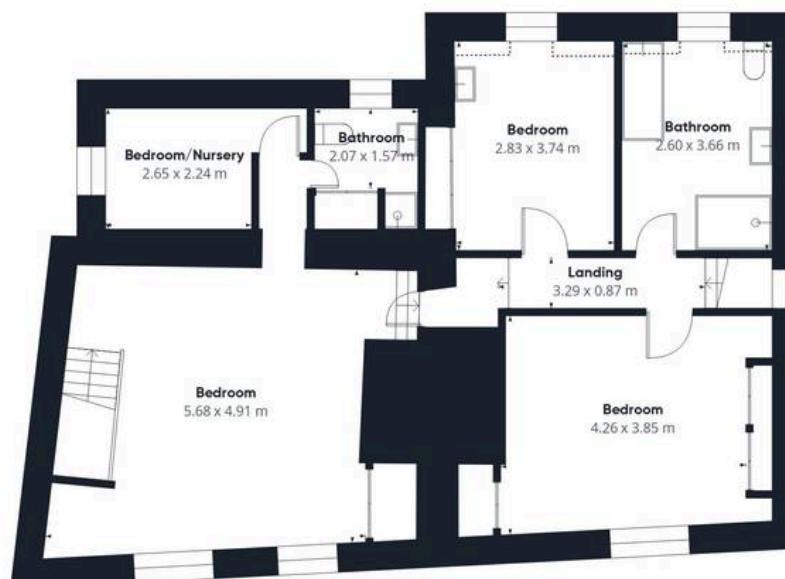
Floor 0

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

176 m<sup>2</sup>

Reduced headroom

2.3 m<sup>2</sup>



Floor 1

(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



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