

Haske Farm Cottage, Crediton, EX17 4AF

Guide Price **£500,000**

Haske Farm Cottage

Crediton

- Detached country cottage just outside Crediton
- Rural setting surrounded by open countryside
- Flexible layout with two staircases and two reception spaces
- Three bedrooms and two bathrooms over two floors
- Character features including two woodburners
- Well fitted kitchen with range cooker and dining room
- Beautifully kept and full of charm throughout
- Gardens to three sides with seating areas and lawns
- Detached double garage and off-road parking
- Shobrooke Park and countryside walks close by

Haske Farm Cottage sits in one of those positions that's increasingly hard to find, surrounded by open countryside, with no near neighbours, yet only around five minutes from Crediton.

Originally a farm worker's cottage, the property has evolved over time, incorporating the adjoining barn to create a home that now offers flexible and comfortable accommodation full of character. Despite the peaceful setting, the location remains hugely practical, with the town close at hand and walks through Shobrooke Park and the surrounding countryside almost on the doorstep.









Inside, the cottage has a warm and welcoming feel throughout. The kitchen is particularly well fitted, offering ample workspace and storage along with a range cooker and integrated fridge/freezer that sits neatly within the units. There is also a separate dining room on the ground floor, ideal for everyday use or entertaining.

The layout is more flexible than you might first expect, with two staircases and accommodation arranged over two floors. The main living space sits on the first floor, taking advantage of the outlook over the surrounding countryside, with doors opening onto a decked bridge leading directly into the garden. Two woodburners add to the character and help keep the cottage cosy during the winter months.

In total there are three bedrooms and two bathrooms, making the property suitable for a range of buyers, whether as a main home or countryside retreat.

Outside, the gardens wrap around three sides of the cottage and have clearly been carefully enjoyed over the years. There are lawns, established planted beds and a number of tucked away seating areas creating different spaces to enjoy throughout the day. A couple of useful sheds provide storage, while across the lane there is off-road parking and a detached double garage.

Properties like this rarely come to the market so close to Crediton, offering the balance of character, privacy and countryside living without feeling isolated.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, water, telephone & broadband (4G)

Broadband within this postcode: 4G but starlink available to.

Drainage: Private drainage – septic tank which has been checked and certificated

Heating: Oil fired and wood-burners

Construction: Cob/stone/block

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.

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.

















Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

HELMORES
SINCE 1699

Approximate total area(1)

166.4 m²

Reduced headroom

0.6 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







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.

DIRECTIONS : For Sat-Nav use EX17 4AF and the what3words is ///pushing.astounded.opposing

If leaving Crediton on the A3072 towards Tiverton, pass over Creedy Bridge and take the next left signed to Upton Hellions. Then take the first right, continue for approx. half a mile, turn right at the junction and the cottage will be found on the right.



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.