Moorlands, Yeoford Meadows, Yeoford, EX17 5PW

Guide Price **£525,000**

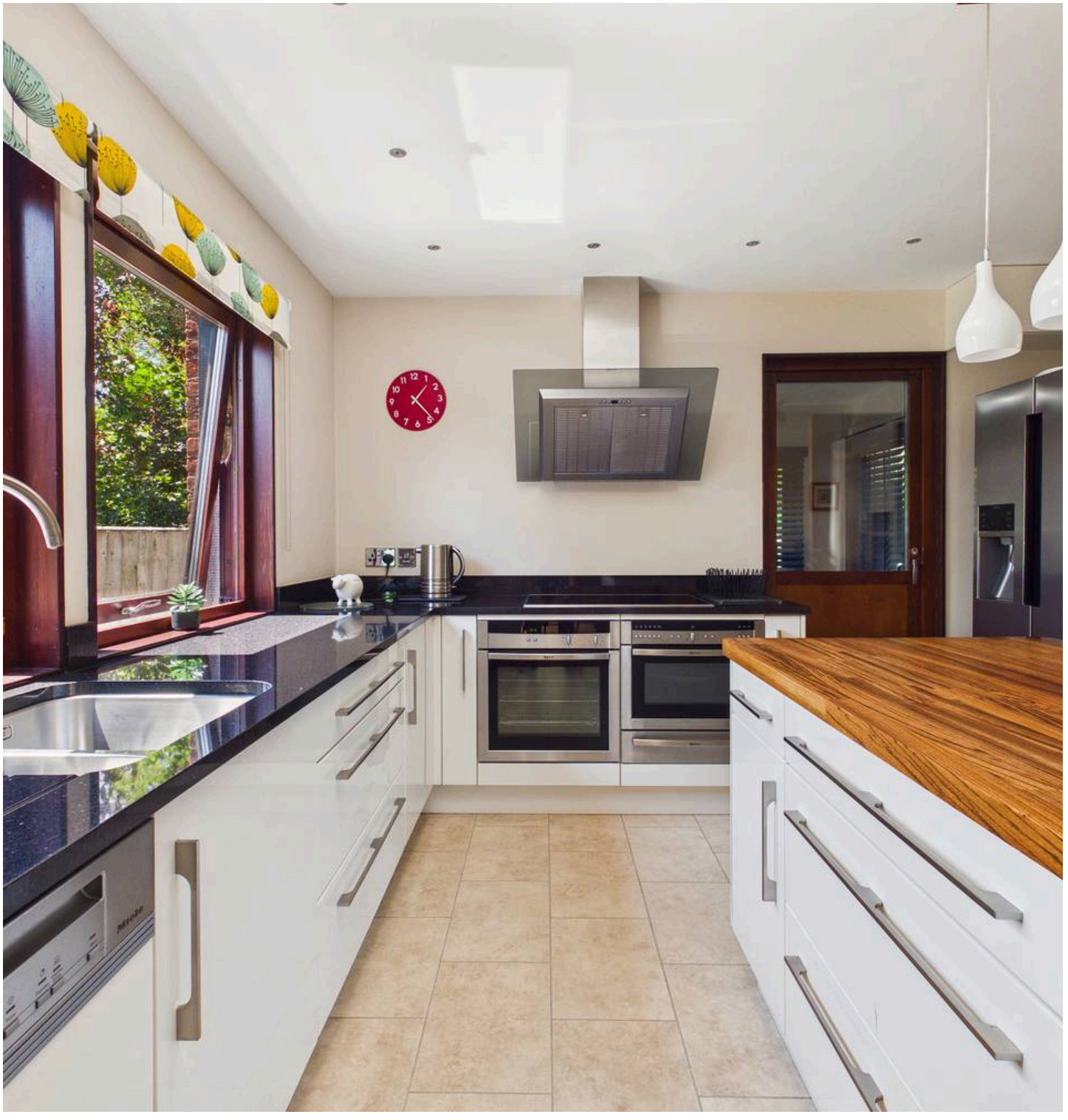
Moorlands, Yeoford Meadows

Yeoford, Crediton

- Architect-designed detached family home
- Four genuine double bedrooms with en-suite to principal
- Beautifully updated throughout
- Stunning open-plan kitchen and dining space
- Separate study and spacious conservatory
- Generous level gardens with excellent privacy
- Garage and extensive off-road parking
- Walking distance to the village school, pub and railway station
- Excellent access to Exeter and the A30

Moorlands is one of those homes that immediately feels different. Individually architect designed and built as a one-off family home, it occupies a wonderful position on the edge of the popular village of Yeoford, enjoying a leafy outlook whilst remaining firmly part of village life. It's a setting that offers the best of both worlds, peaceful and green, yet with neighbours, community and everyday convenience all close by.

Yeoford continues to be one of Mid Devon's most popular villages. Home to a popular primary school, village pub and restaurant, regular railway services to both Crediton and Exeter and surrounded by beautiful countryside, it's a fantastic place to raise a family. The A30 is also easily accessible, making commuting across Devon straightforward.



The current owners have thoughtfully updated the property throughout, creating a stylish and welcoming family home with generous room sizes and a layout that works exceptionally well for modern living.

A spacious entrance hall provides a warm welcome before leading into the bright living room, where large picture windows frame the attractive outlook across the front garden and flood the room with natural light. The living room flows naturally into the impressive open-plan kitchen and dining area, creating the social heart of the home. Fitted with quality cabinetry, solid worktops, dual ovens and a central island, the kitchen offers excellent storage, generous preparation space and plenty of room for family life or entertaining. The open-plan arrangement ensures everyone remains connected, whether preparing meals, helping with homework or hosting friends.

A separate study provides a dedicated work-from-home space without sacrificing one of the bedrooms, whilst the conservatory extends the living accommodation further, overlooking the rear garden and offering an ideal place to relax throughout the seasons.

Upstairs, all four bedrooms are comfortable doubles. The principal bedroom benefits from a beautifully appointed en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom, both having been upgraded as part of the owners' improvements.

Outside, the generous plot complements the house perfectly. To the front, level lawns provide excellent space for children to play, family gatherings or simply enjoying the sunny aspect. Mature hedging and gated boundaries create a surprising degree of privacy, making the garden feel peaceful and enclosed despite its central village position.

To the rear, the gardens continue with further level lawns, attractive planting and a paved terrace that's perfectly positioned for summer barbecues and alfresco dining. The gardens are easy to enjoy without being high maintenance and provide a wonderful extension to the living accommodation. Practicality has not been forgotten either, with ample off-road parking leading to the attached garage, ensuring plenty of space for family vehicles and storage.

Architect-designed homes in villages such as Yeoford rarely become available, particularly those that have been so thoughtfully updated. Combining individual design, generous family accommodation and a superb village location, Moorlands offers an exceptional opportunity for buyers seeking something a little different.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

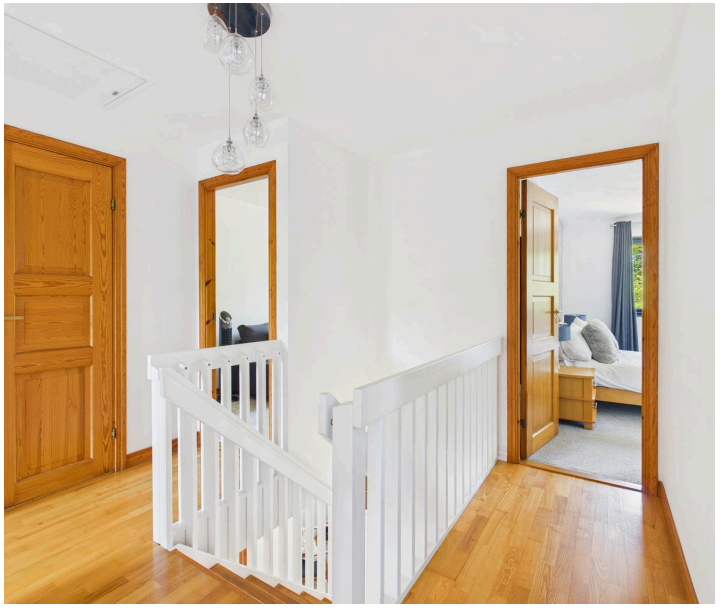
Heating: Electric

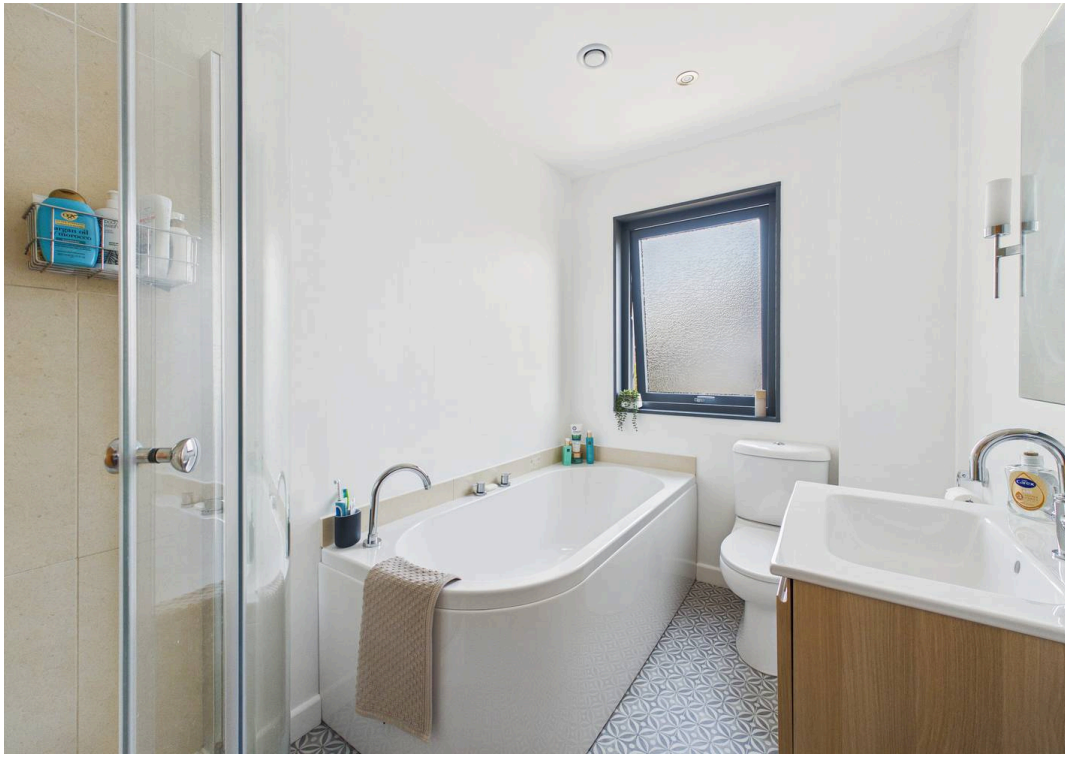
Listed: No

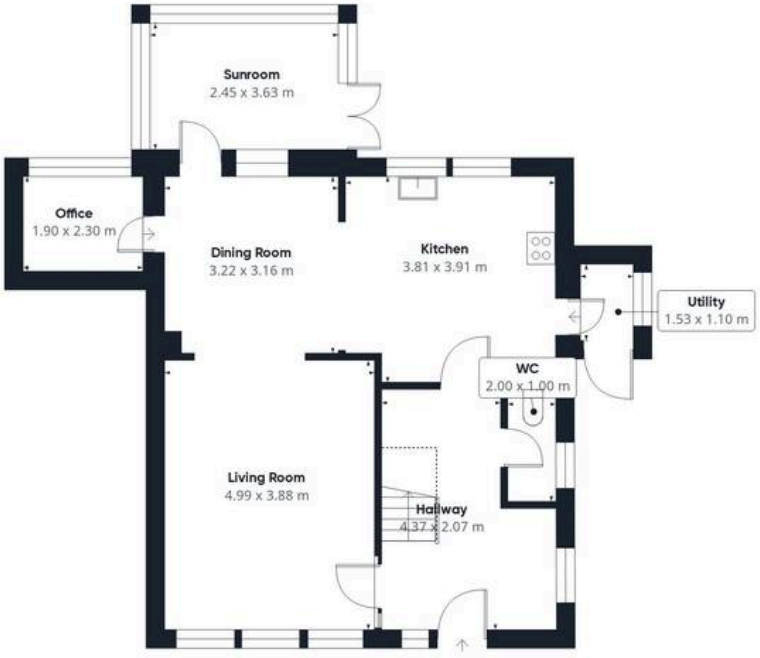
Tenure: Freehold

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.

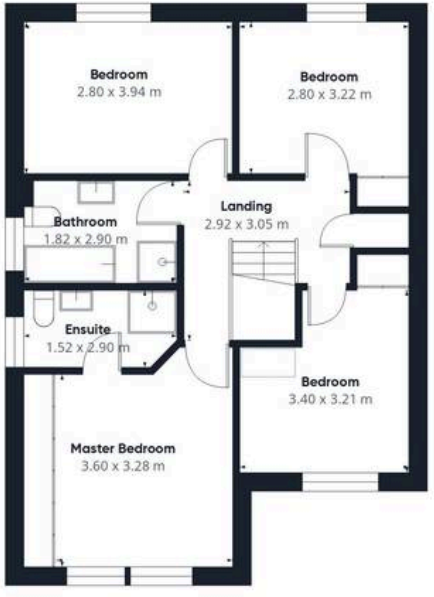
Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents,







Floor 0



Floor 1

HELMORES

Approximate total area(1)

134.7 m²

Reduced headroom

1.5 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.

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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.

Flood Risk:
We're informed by the seller that the property has not, to the best of their knowledge experienced flooding. Buyers should check the Environment Agency's online flood-risk maps (or Natural Resources Wales equivalent) and confirm insurability with their conveyancer.

DIRECTIONS : Use EX17 5PW or the what3words is ///pits.smaller.nicer

If entering Yeoford from Crediton, go over the railway and river bridges and then turn right into Yeoford Meadows, the house will be found on the left.

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.