



1 Station Road, Yeoford, EX17 5HU
Guide Price £315,000

1 Station Road

Yeoford, Crediton

- Lovely Victorian Cottage
- Semi-detached
- Stunning modern kitchen
- Popular village location
- Gardens & Courtyard
- Various useful outbuildings
- Parking for 3 vehicles
- Loung/dining room with woodburner
- Just a very short walk to pub & train station
- Spacious layout with quality finishes

Beautifully renovated since 2022, this attractive Victorian semi-detached home combines period character with a fresh, contemporary finish and an unusually generous amount of outside space. With two double bedrooms, private parking for up to three vehicles, a garage and large gardens, it offers far more than might first meet the eye.

The whole interior has been extensively refurbished, with new walls and ceilings, rewired, new plumbing, heating system and engineered oak flooring creating a smart and cohesive feel throughout. The lounge has a lovely wood-burning stove set within a brick hearth and flows through to the dining area, which retains another character fireplace.





The kitchen is both stylish and practical, fitted with charcoal grey shaker-style units, solid wood worktops and an inset ceramic sink. Integrated appliances include a dishwasher, washing machine, four-ring induction hob, under-counter oven, microwave, and American-style fridge-freezer.

Upstairs, the main bedroom is a generous double with fitted wardrobes, while the second double bedroom is positioned to the rear and enjoys views over the village. The modern bathroom is particularly well appointed, with a larger-than-standard bath, separate shower enclosure with underfloor heating, heated towel rail and a wooden vanity with freestanding bowl sink.

Outside is where this home really comes into its own. There is a large side garden, lawned area and courtyard garden, along with useful storage sheds and a garage. Private parking for up to three vehicles is a real bonus.

There is also plenty of scope for the future. The existing single-storey kitchen extension could potentially provide the footprint for an additional bedroom above, while the current sheds could potentially make way for a larger garage. The loft also offers further possibilities, subject to the necessary planning and consents.

The property is heated by an external oil-fired combi boiler and benefits from uPVC double glazing and a composite front door.

Conveniently positioned within a short walk of the local train station and village pub, the house also offers easy access to the A30 at Cheriton Bishop. The railway provides hourly services towards Exeter and Barnstaple, making this an appealing option for commuters as well as those looking for a characterful village home.



With its high-quality renovation, generous gardens, excellent parking and potential to adapt further over time, this is a home that offers both immediate appeal and plenty of possibilities for the future.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2026/27 - £2283.69

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 74Mbps

Drainage: Mains drainage

Heating: Oil fired central heating & woodburning stove

Construction: Brick

Listed: No

Conservation Area: No

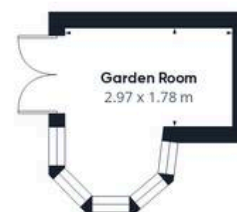
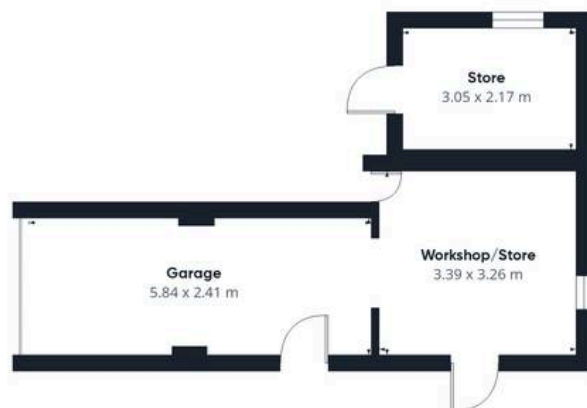
Tenure: Freehold

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.

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.





Approximate total area⁽¹⁾
136.2 m²

(1) Excluding balconies and terraces

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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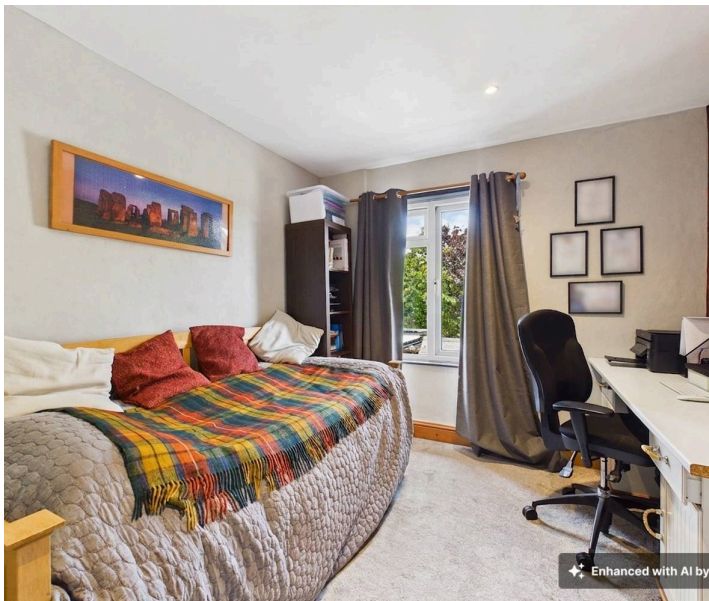
Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

DIRECTIONS: From Crediton High Street take the A377 in a Westerly direction. At the lights on St Lawrence Green, take a left turn onto Landscore. Continue on this road until you reach the village of Yeoford and go past the pub and over the bridge. The property can be found along on the right on Station Road.

For Sat Nav: EX17 5HU

What3Words: ///origins.recording.shot





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