



Little Swallows



# Little Swallows

Keymelford, Crediton, Devon, EX17 5JG

Exeter City Centre (13 miles), Exeter Airport (23 miles), Exeter Main Line St David's (11 miles)

A charming rural property enjoying a quiet Devon setting while remaining conveniently placed for Crediton and Exeter.

- Four bedroom rural bungalow
- Recently renovated
- New roof and fully insulated
- Stunning kitchen / diner
- Flexible layout
- Useful barn and large courtyard
- Private garden
- EPC: D
- Freehold
- Council Tax Band: C

## Offers Over £600,000

### SITUATION

Little Swallows occupies a peaceful rural setting in the small hamlet of Keymelford, surrounded by the gently rolling countryside of mid Devon. The property enjoys a quiet and private position while remaining within convenient reach of the market town of Crediton, which provides a comprehensive range of everyday amenities including shops, schools, cafés and medical facilities. The cathedral city of Exeter lies within easy commuting distance and offers a wider range of shopping, cultural and leisure facilities together with mainline rail services and access to the M5 motorway. The surrounding area is renowned for its attractive farmland, unspoilt villages and excellent opportunities for walking, riding and outdoor pursuits.

### DESCRIPTION

Little Swallows is a highly attractive bungalow offering well-presented and versatile accommodation, together with gardens and grounds that take full advantage of the surrounding rural outlook. The property has benefited from an impressive programme of improvements by the current owners, including the installation of a new roof, along with comprehensive re-insulation and replastering throughout, creating a comfortable and well-maintained home.

Outside, the gardens provide a delightful setting for the property, thoughtfully arranged to make the most of the peaceful surroundings. Two patio areas offer ideal spaces for outdoor seating and entertaining, while areas of lawn and established planting provide colour and interest through the seasons. The overall plot affords a pleasing sense of privacy and tranquillity, making the property particularly appealing for those seeking a rural lifestyle while remaining within convenient reach of nearby towns.

A particular feature of the property is the large hardstanding yard, which leads to a modern workshop/barn measuring approximately 27 ft by 14.5 ft. The building benefits from power, a concrete floor and a roller door, and lends itself to a variety of potential uses. Adjacent to the barn is a useful dog kennel, and a log shed, further enhancing the practicality of the outdoor space.



## ACCOMMODATION

The accommodation is well arranged and offers a comfortable and flexible layout, ideally suited to modern family living. At the heart of the home is a stunning kitchen/breakfast room, beautifully appointed and providing an excellent space for both everyday living and entertaining. The generous sitting room offers a welcoming and relaxing environment, while a separate snug provides a cosy additional reception space, ideal for quieter moments or use as a reading room or home office. A practical utility room adds further convenience.

The bedroom accommodation is equally well proportioned, comprising four bedrooms served by two bath/shower rooms, including a well-appointed principal suite. Together, the layout provides versatile and comfortable living space, well suited to a variety of lifestyles.

## GARDEN AND OUTBUILDING

Outside, the gardens form an attractive setting for the property, thoughtfully arranged to take full advantage of the peaceful rural surroundings. Two patio areas provide excellent spaces for outdoor seating and al fresco dining, while areas of lawn and established planting create interest throughout the seasons. There is a useful garden shed and the overall plot enjoys a good degree of privacy and a tranquil atmosphere, making the property particularly appealing for those seeking a countryside lifestyle whilst remaining within convenient reach of nearby towns.

A further feature of the property is the generous hardstanding yard, providing ample space for parking and access to the modern workshop/barn, measuring approximately 27 ft by 14.5 ft. The building is well equipped with power, a concrete floor and a roller door, offering excellent versatility for a variety of uses. Positioned alongside the barn is a practical dog kennel, and a log shed, adding further functionality to the outdoor space.

## SERVICES

Utilities: Mains electricity and water (not metered)

Drainage: Mains

Heating: Oil Central Heating

Mid Devon District Council - Band C

EPC Rating: D

EE, Three, O2 and Vodafone mobile network available (Ofcom)

Standard broadband available (Ofcom)

## AGENT'S NOTES

For a list of covenants, please speak to the agent.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1606 sq ft / 149.2 sq m  
 Barn = 391 sq ft / 36.3 sq m  
 Total = 1997 sq ft / 185.5 sq m  
 For identification only - Not to scale

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1429660



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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