



Brook Lodge, Threshers, Crediton, EX17 3JJ

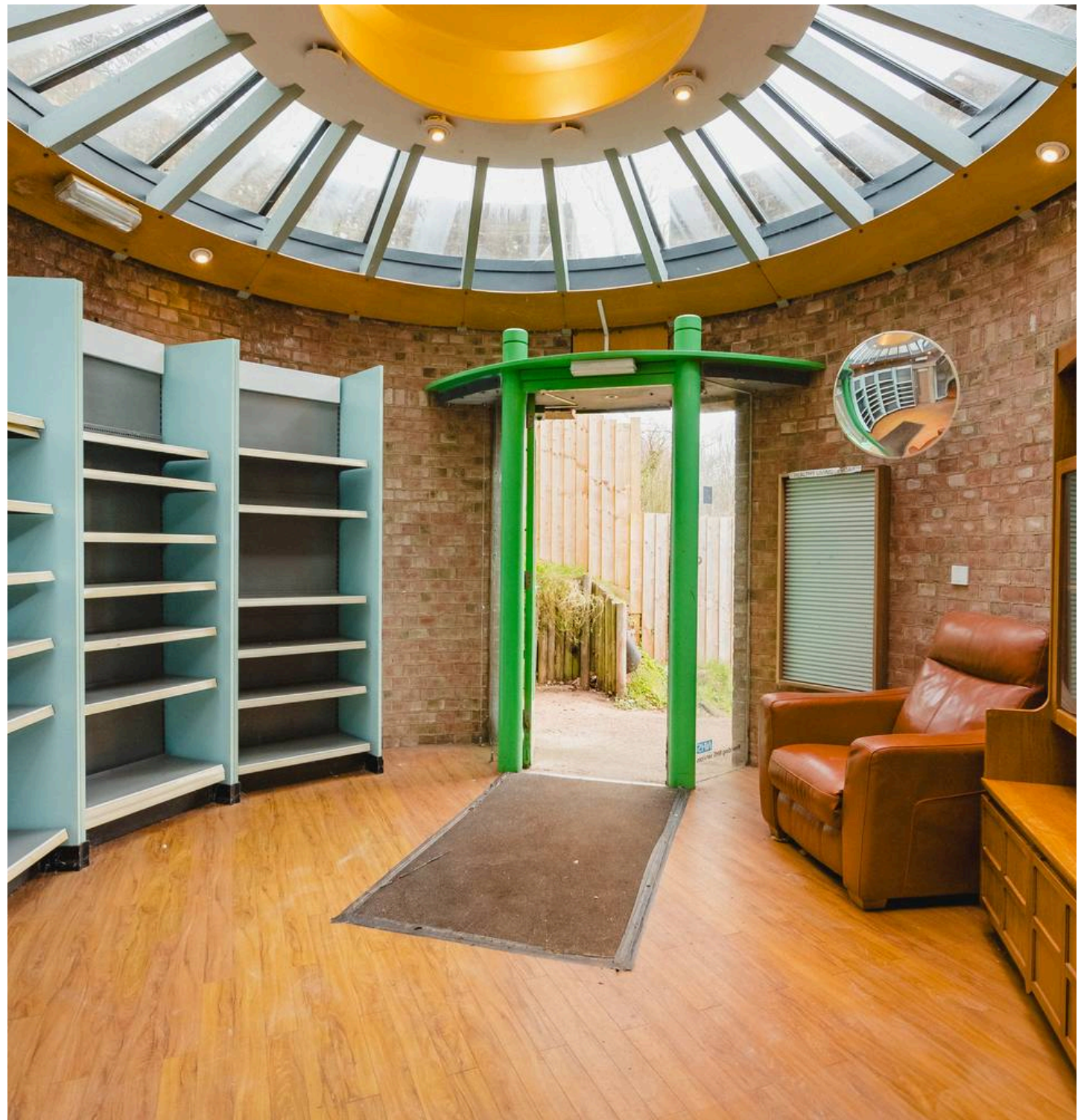
Guide Price £200,000

Brook Lodge

Threshers, Crediton

- Development opportunity
- Threshers location
- Planning for conversion to 2 bedroom dwelling
- Former pharmacy
- Mainly internal works to complete
- Services on site
- Off-road parking
- Level front garden and potential patio area
- No chain

In the early 1990s work commenced on a new doctors' surgery and pharmacy in Threshers, Crediton. A stunning contemporary design that won a number of prestigious awards. The modern buildings were designed to compliment their surroundings, the main section of the pharmacy disappearing into the landscape with the unique turret creating a light filled interior. Some 30 years later, with the expansion of the town and larger premises needed, the surgery and pharmacy were relocated to a new larger site. The pharmacy, a detached property set into the hillside with a living roof and stunning circular turret has gained permissions to convert to a detached dwelling. Comprising of 2 bedrooms and 2 bathrooms, plus an open plan kitchen/dining/living room opening onto the gardens to the south side, its unique design is sure to attract a range of buyers from occupiers to developers.





It's in a wonderful Western town location with the bus stop nearby and the parking, front garden and dwelling all on the level (the bank behind has the benefit of a number of beautiful mature established trees and offers a wonderful natural feeling to the site). This is an amazing opportunity to create your unique mini grand design in a great location that will appeal to many. The suggested layout could be altered to suit (stp) and it may be possible to extend but planning permission would need to be sought. Offers are invited for the freehold purchase of the site with vacant possession.

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.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC – Mid Devon

Approx Age: 1990's original build

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: None

Listed: No

Conservation Area: No

Tenure: Freehold

Planning Reference: Mid Devon – 24/01272/PNCOU

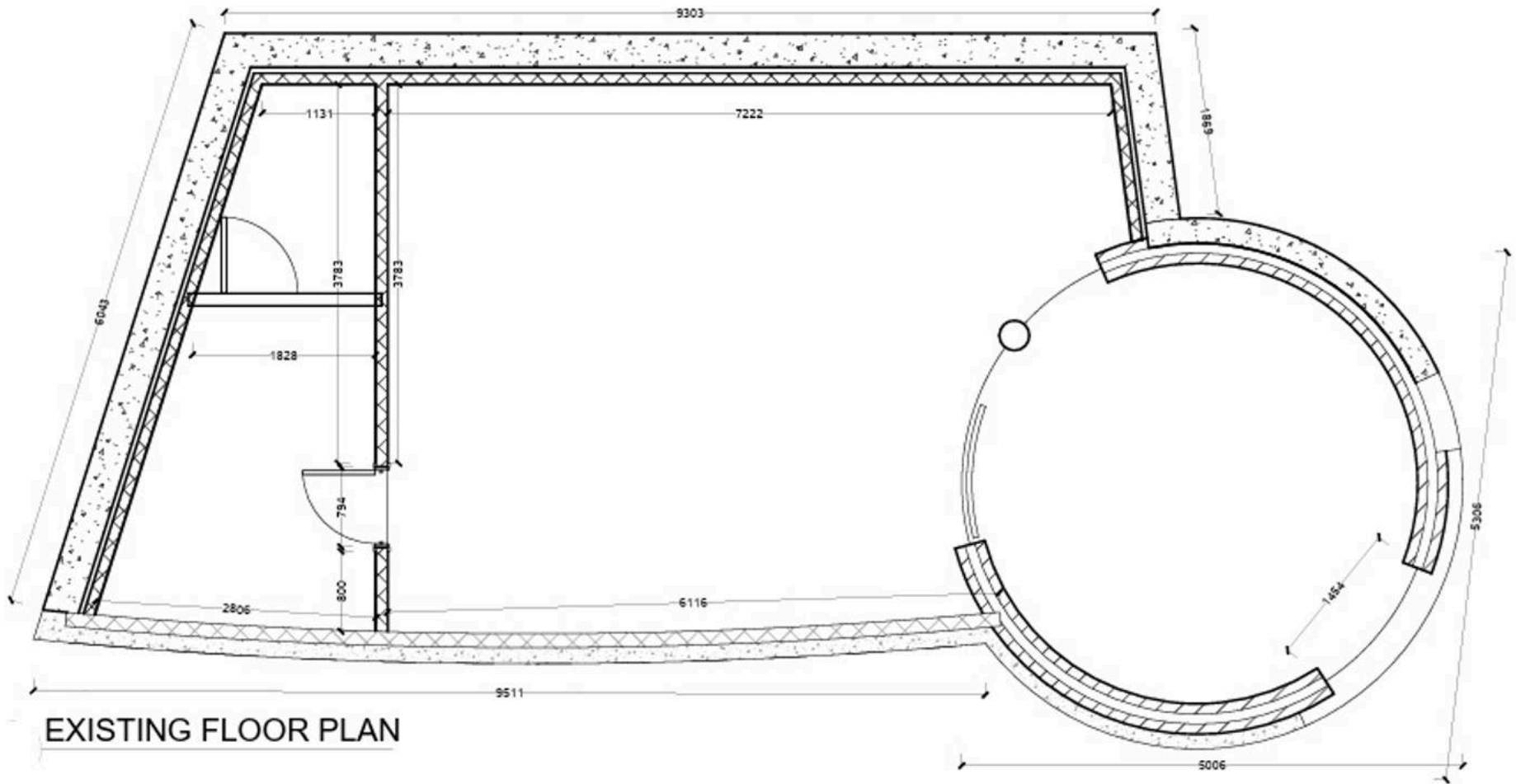


CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious secondary school with sixth form (Queen Elizabeth’s). In addition, it boasts a brilliant gym and leisure centre for New Year’s resolutions, three supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

DIRECTIONS : For sat-nav use EX17 3JJ and the What3Words address is [///gliders.euphoric.certainly](https://www.what3words.com/#!/en////gliders.euphoric.certainly) but if you want the traditional directions, please read on.

From Crediton High Street, head towards The Green and at the lights, bear left into Lanscore. Take the next right (at the fork) into Threshers and go all the way to the bottom, pass Lanscore school on your left and then take the next driveway on the right.





EXISTING FLOOR PLAN



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.