



## Moorlake, Crediton EX17 5EL

Guide Price £470,000

**HELMORES**  
SINCE 1699

# Moorlake

## Crediton

- Semi-detached character cottage
- Semi-rural position only 1 mile from Crediton
- 4/5 bedrooms with master ensuite
- Large footprint with over 1600 sqft
- 3/4 of an acre garden with orchard
- Double garage and parking
- Numerous outbuildings (ideal for hobbies)
- Wood burner and oil central heating
- Not listed
- Seller found an onward purchase

Moorlake is a small hamlet just a mile south west of the market town of Crediton. This semi-detached cottage isn't listed but has plenty of character and is being offered for sale for the first time in nearly 40 years. It would have started life as a small cottage and over the course of the past century, has since been extended a couple of times to what is being offered today. The country lane façade is deceptive to say the least and the extensions to the rear allow for plenty of space. There is uPVC double glazing and oil-fired central heating. There's mains water and a private drainage system (septic tank) plus mains electric but no mains gas.





The layout allows for flexible use, currently with 3 bedrooms on the first floor and a large room used as a living room. The ground floor dining room could be used as a living room, which would give 4 bedrooms on the first floor. The large family bathroom is also on the first floor with bath and separate shower. On the ground floor is a further bedroom with ensuite (ideal for guests?) and again this adds flexibility to how the space is used. There's a modern fitted kitchen and utility room with access to outside, plus a useful front conservatory style entrance porch, a central dining or living room and a ground floor WC. Outside is off-road parking leading to the freestanding double garage and a gate gives entrance to the paved terrace. This leads to the property and provides an elevated terrace overlooking the garden. The plot in total is just over three quarters of an acre which is very well established with native and introduced species of trees giving a wonderful backdrop to the lawned gardens. There is a large range of outbuildings to be used. There are workshops/stores, animal pens and again, these could be utilised for a range of uses. The garden is divided by a hedge with gate into an orchard area and a stream runs along the edge of the garden (even with its own wooden bridge – which may need some attention!).



It's a lovely spacious home with character and in a large garden just outside of the town. It feels rural without being remote and sure to be a fantastic home for the next owners. Please see the floorplan for room sizes.

Council Tax: D (Mid Devon 2023/24 £2236.31)

Utilities: Mains water, electric, telephone & broadband (up to 67mb)

Drainage: Private drainage (septic tank)

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

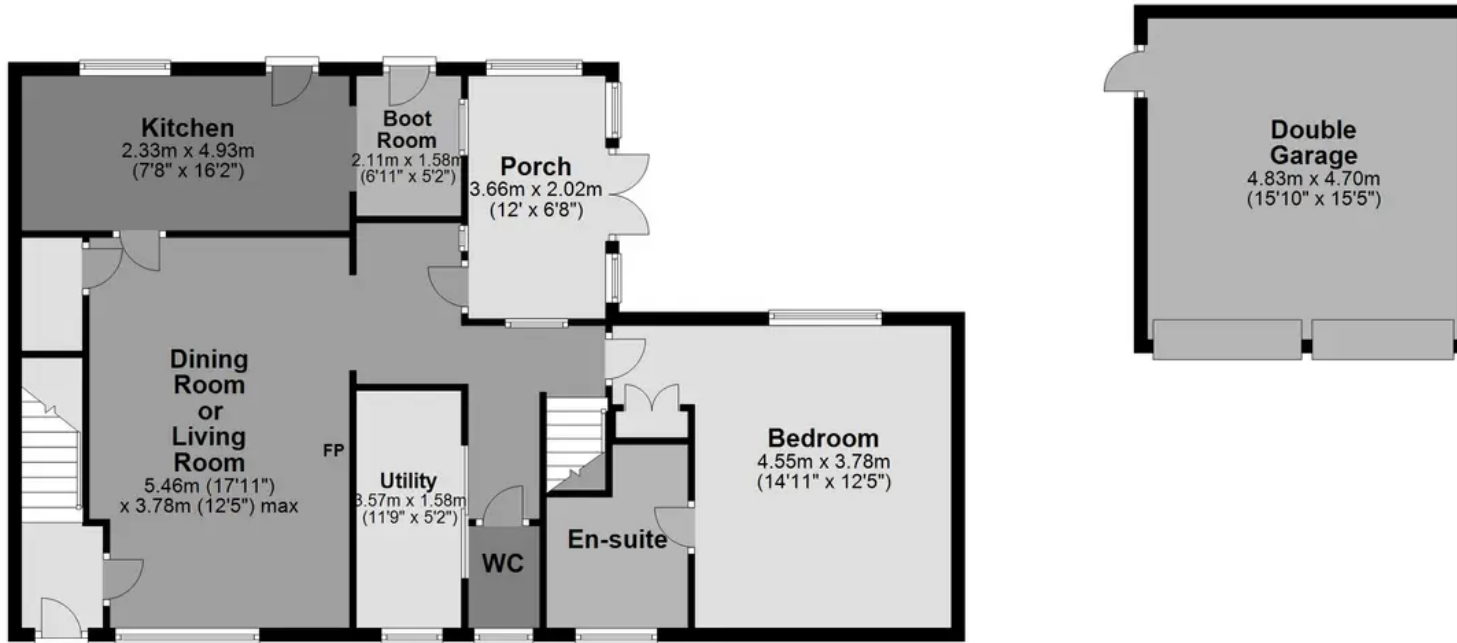
**DIRECTIONS :** From the High Street, head to The Green and take the left turn at the traffic lights into Landscore. Continue on this road, down Westward hill and towards Yeoford. Go up the hill, down the other side and just before reaching the bridge, turn left at Moorlake Cross and the cottage will be found first on the right.  
What3words - [///intestine.confused.handyman](https://www.what3words.com/#!/intestine.confused.handyman)

**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 community college (Queen Elizabeth's) – with an Ofsted "outstanding" sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year's resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.



### Ground Floor

Approx. 91.2 sq. metres (981.2 sq. feet)



### First Floor

Approx. 74.3 sq. metres (799.9 sq. feet)



Total area: approx. 165.5 sq. metres (1781.0 sq. feet)





# Helmores

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