



Parklands, 15a Exeter Road, Crediton EX17 3BH

Guide Price **£950,000**

HELMORES
SINCE 1699

Parklands, 15a Exeter Road

Crediton, Crediton

- Fantastic town edge location
- Completed in 2020
- Designed by an award winning architect
- Approx 2700 sqft over 2 floors
- 4 bedrooms with 2 en suites
- Quality finishes throughout
- Mains gas underfloor heating and MHRV system
- Aluminium hybrid windows and doors
- South facing professionally landscaped gardens
- Car port and home office/stores

Nestled into an established conservation area within the former gardens of a large Georgian home, this stunning contemporary property will not disappoint. From the sweeping driveway to the landscaped gardens and decades old trees that create a wonderful private setting for this home. One of just two homes built here in 2020 by a local developer to a design by local (and award winning) architect Annie Martin, the property brings to life the original design that was imagined at the very start. The Western Red cedar cladding, the aluminium hybrid windows, the large porcelain tiles that connect the open plan living spaces with the garden, it's a property where attention to detail is high on the agenda.

The contemporary design and use of natural materials, plus the hybrid windows and doors means not only a low maintenance exterior but also an energy efficient home too.





With a combination of mains gas central heating which runs the underfloor heating throughout, solar thermal hot water (utilising the sun's energy to raise the ambient hot water temperature), and a MHRV (mechanical heat recovery and ventilation) system to create air flow and filtered fresh air, it's got all bases covered. The home is smart too with the central heating controlled from your mobile device, there's cat 6 cabling to all rooms for high-speed connections and the living room is wired for a home cinema set up.

From the front door you are welcomed with a light spacious hall with a double height opening over the lower ground floor and a bespoke oak staircase with glass balustrades. The 4 double bedrooms are all on the entry level and designed so all of them enjoy the south facing views over the gardens and over the rooftops to the surrounding countryside. The two principal bedrooms have their own en-suite shower rooms and a stunning family bathroom with bath and separate shower can be utilised by the other bedrooms. All of the bathrooms have tiled floors, unique designs and quality fittings, creating a luxurious feeling in each. Down the stairs and you're wowed by the amount of light through the enormous sliding doors to the garden. At one end is a kitchen/breakfast room with sleek built in cabinets and AEG appliances including three ovens and a warming tray, dishwasher, induction hob with downdraft extraction and an inset sink into the solid quartz worktops. There's a utility room with matching cabinets and quartz tops, another sink and plumbing for appliances. A plant room houses the myriad of technology that keeps the house warm and fresh and a spacious ground floor WC is centrally positioned.

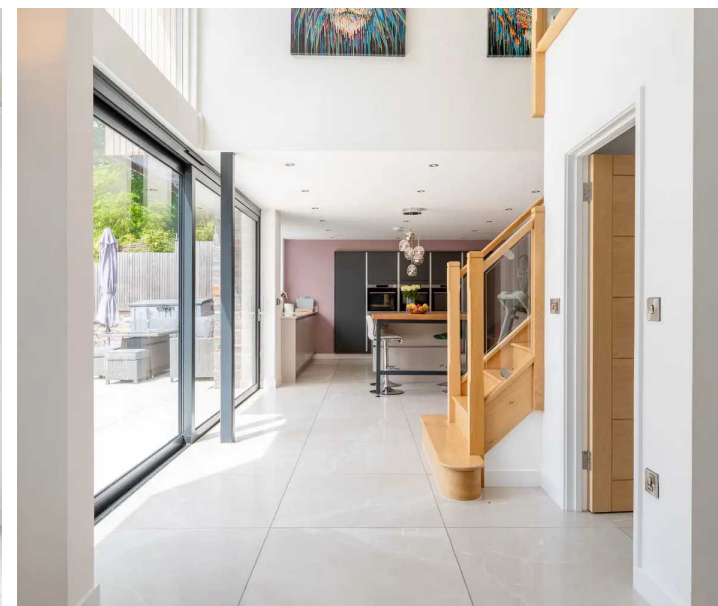
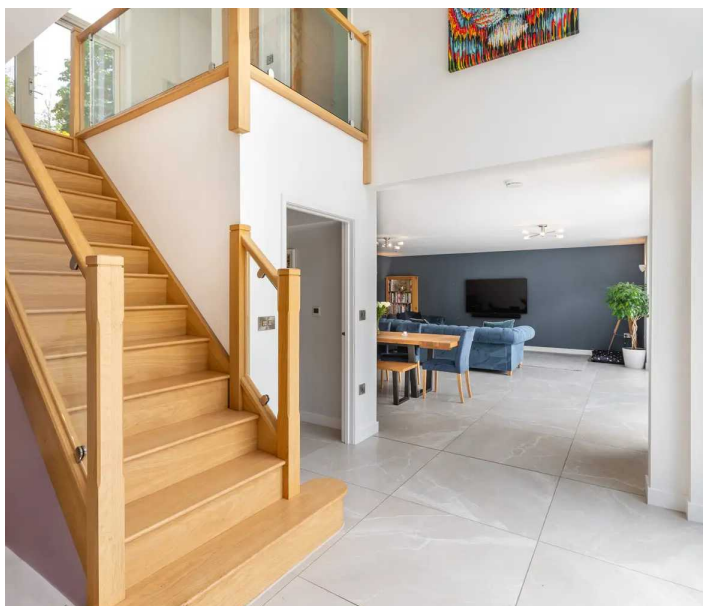
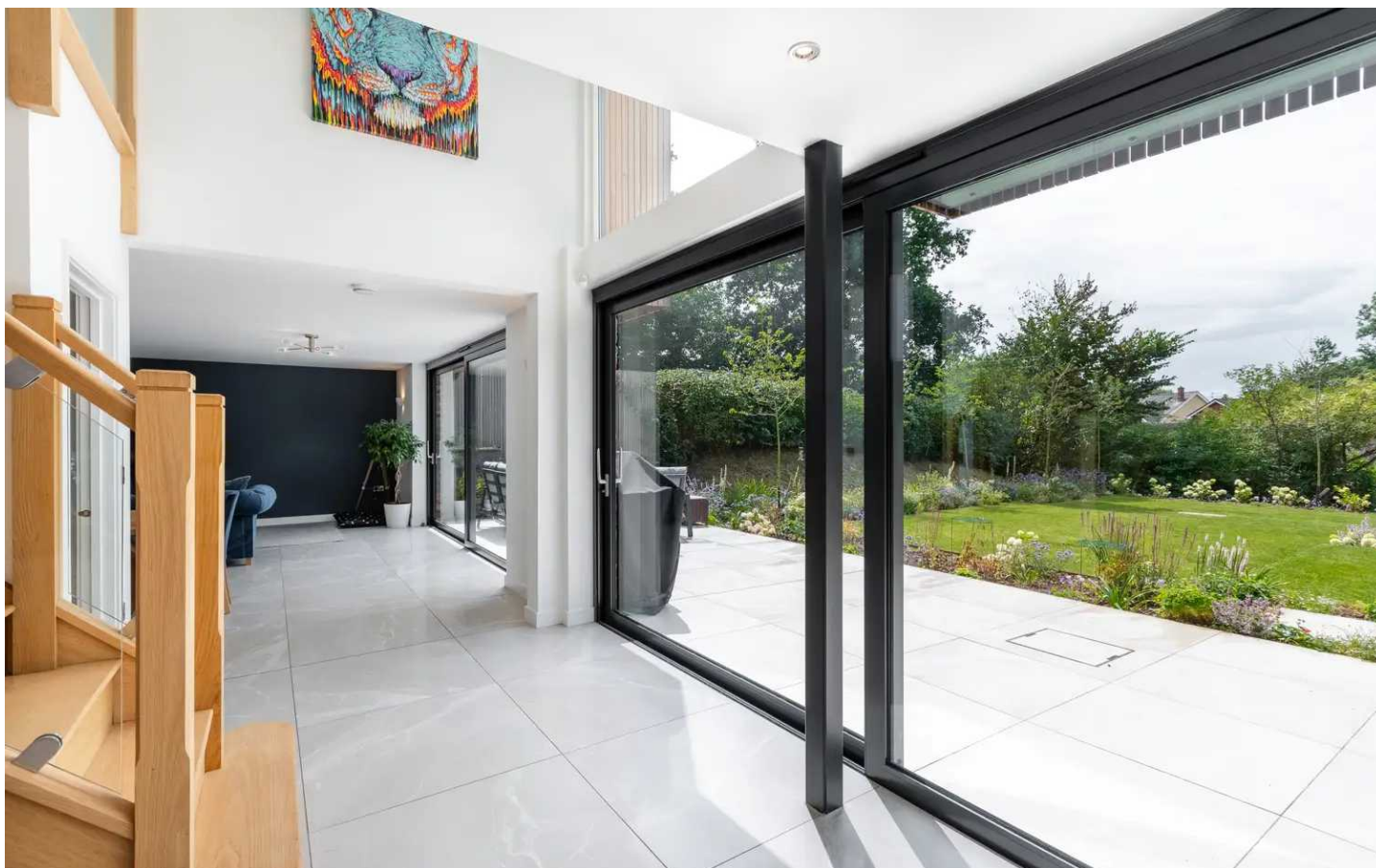


The remainder of this floor is used as a living/dining room, again with large sliding doors and although it is open plan, the use of colour and furniture help to create a cosy yet social layout. There are large format porcelain tiles throughout this floor to create continuity and even further enhance the feeling of light. When opened, the large doors link the living spaces to the garden with matching tiled terrace along the entire south side.

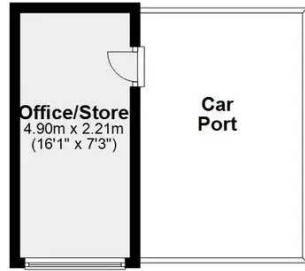
One of the additional benefits of the house is that it can't be seen from the highway, built within the gardens of a large Georgian house, the established trees and sweeping drive (shared with the original house and one neighbour) give privacy. As the driveway opens up you catch a glimpse of the styling and design over the hedge but there's privacy even at this stage. To the north side is parking for a number of vehicles and a modern, in keeping (cedar clad) insulated office/store with lighting and heating provides an additional space away from the home. There's an attached car port too and the driveway gives access to the front door. A gate to the side allow access to the rear garden which has recently been professionally landscaped. With a combination of natural hedging, fencing and even a historic cob wall, the garden is secure and now offers superb useable space with an abundance of colour. The terrace itself has planted borders and water features and is an amazing space to enjoy those balmy summer evenings with the fire pit and the sound of water. The lawns have been well designed to maximise the space and further planting with mains lighting and irrigation is all in place.

There is a useful timber shed and a further area of wild garden to attract and maintain the local wildlife.

This is a truly stunning home and rare for this area to have this style and quality in such an established location.







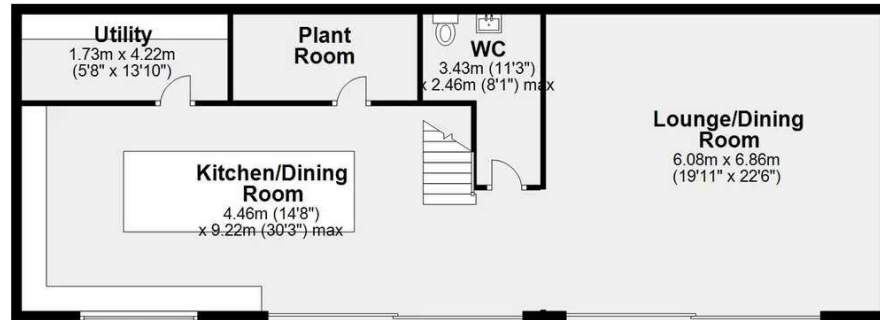
First Floor

Approx. 128.0 sq. metres (1377.9 sq. feet)



Ground Floor

Approx. 125.4 sq. metres (1349.3 sq. feet)



Total area: approx. 253.4 sq. metres (2727.2 sq. feet)





AGENTS NOTE : Please note the remainder of the NHBC structural warranty will be transferred to the new owner upon completion.

Please see the floorplan for room sizes.

Council Tax: Band F (Mid Devon District Council 2023/24 - £3437.73)

Utilities: Mains water, electric, gas, telephone & broadband

Fastest broadband speed within this postcode:
Up to 67Mbps

Drainage: Mains drainage

Heating: Gas fired central heating (underfloor) with MHRV system and solar thermal hot water.

Listed: No

Tenure: Freehold

DIRECTIONS : From the centre of Crediton proceed to the lower end of the town. The driveway leading to the property will be seen on your left just before the row of thatched cottages in Exeter Road.

If approaching from Exeter on the A377, proceed past Tesco and into Exeter Road. On your right is a row of brick thatched cottages, at the end of the terrace on the right is the driveway into the property.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.