



Ivy Drum, Kiddicott, Crediton, EX17 2BA

Guide Price £375,000

HELMORES
SINCE 1699

Ivy Drum, Kiddicott

Crediton

- Detached family home
- Central yet tucked away town location
- 3 bedrooms plus loft with shower room
- Ensuite to master
- Living room and dining room
- Kitchen / breakfast room
- Utility and WC plus covered outside space
- Level plot with lawned gardens
- Parking and garage or workshop

Originally, the house on this plot would have dated back to the 1700s and remained there until it fell into disrepair in the 1990s. A huge rebuild in the late 1990s produced what you see today, and it's fair to say that only some outside walls and the chimney stack remain of the original building. That said, the character of the original was retained and you'd be forgiven for not realising on first glance that the majority of the property is much newer than you'd think. Great for a new owner, there's lots of character throughout but with the ease of maintenance and creature comforts of modern living.

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The house occupies a tucked away position in the town and is somewhat of a rarity being detached in this location. There's also a level plot, parking and a garage, again not what you may expect from a cottage like this. There is mains gas central heating and wood-burning stoves too.

The front door brings you into a dining room with wood-burner and tiled flooring. There is a cosy living room, again with a wood-burner and the kitchen/breakfast room gives a secondary eating area. Beyond the kitchen, a door leads to a covered area where there is a utility room, WC and boiler room. On the first floor are 3 bedrooms and a family bathroom. The master bedroom has an ensuite shower room and in the 3rd bedroom, stairs lead to a large light loft room with its own shower room and WC.

Outside, a pretty front garden and pathway lead to the front door and a pathway links to the rear garden. South facing, the garden is level with lawn and paved patio area with a pretty wall creating a courtyard style seating area. The aforementioned covered area is great for all year round use and steps lead to the parking area and garage. The garage is only used as a store but a garage door could be re-installed. There is off-road parking beside the house too.

Agents' note: The courtyard to the front of the garages is owned by Ivy Drum with each of the garages having right of way at all times for access.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 - £2115.53

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

DIRECTIONS

For sat-nav use EX17 2BA and the What3Words address is [///ascendant.munch.auctioned](https://www.what3words.com/ascendant.munch.auctioned)

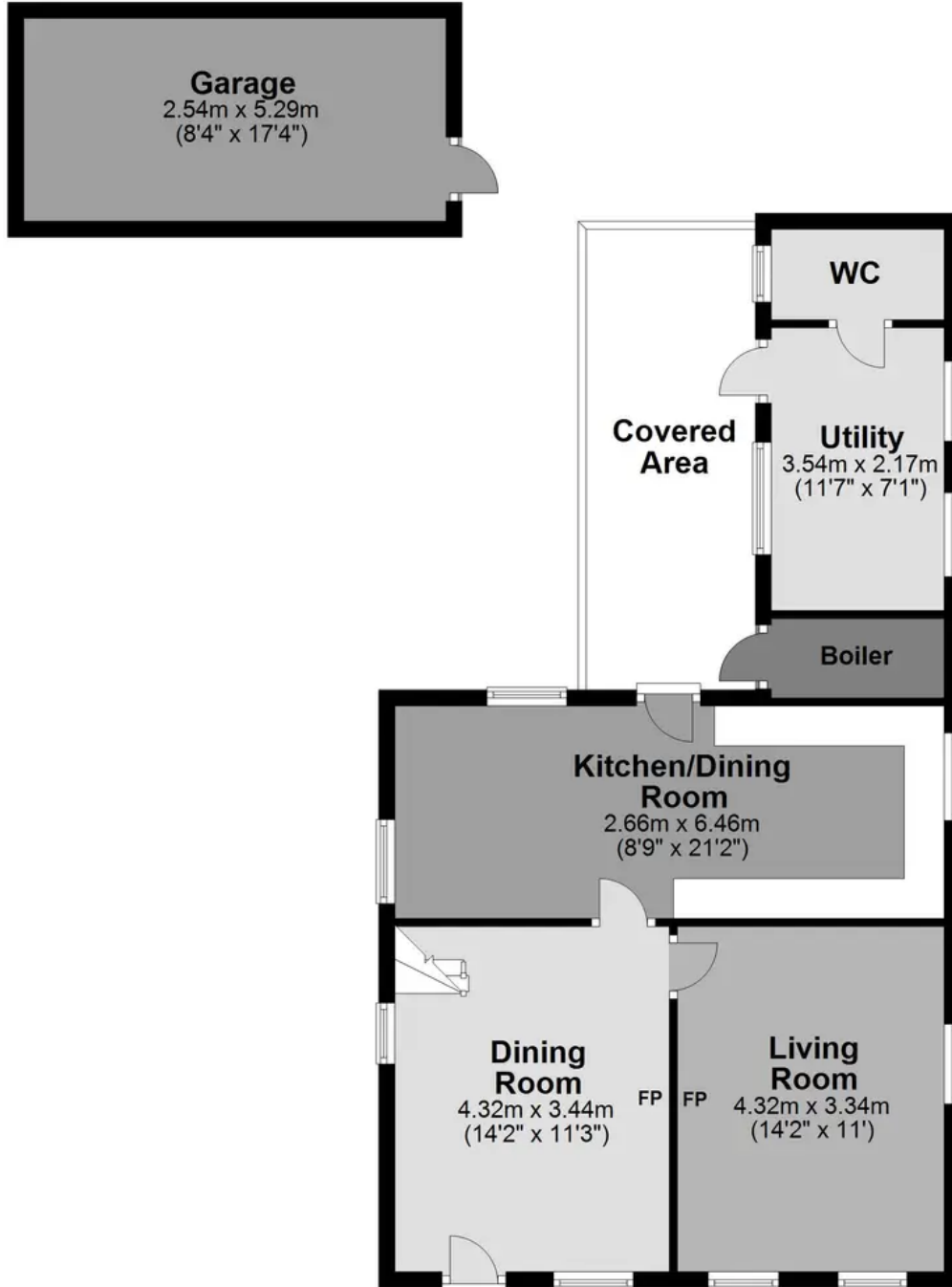
but if you want the traditional directions, please read on.

From Crediton High Street head towards The Green and bear right at the traffic lights and loop back around into St Lawrence Green. Just past the end of The Green, the house will be found on the right. On foot from the High Street, proceed up the High Street and take a cut through on your right by Sunflowers Nursery. At the end turn left and the property will be on your left.



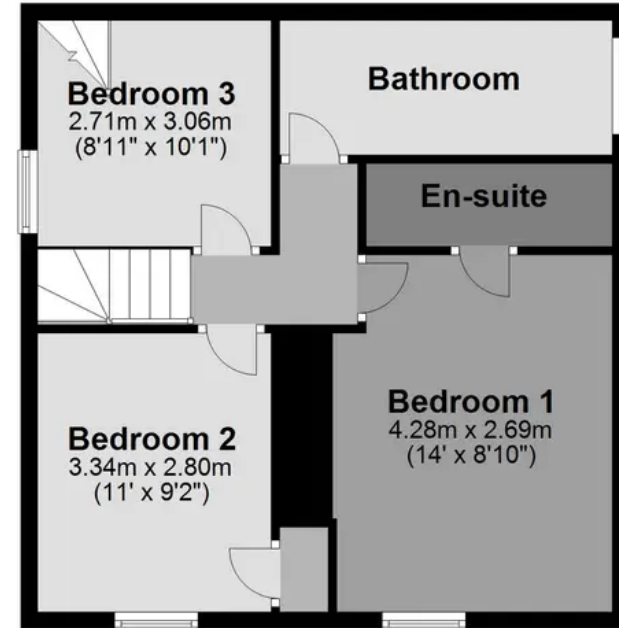
Ground Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



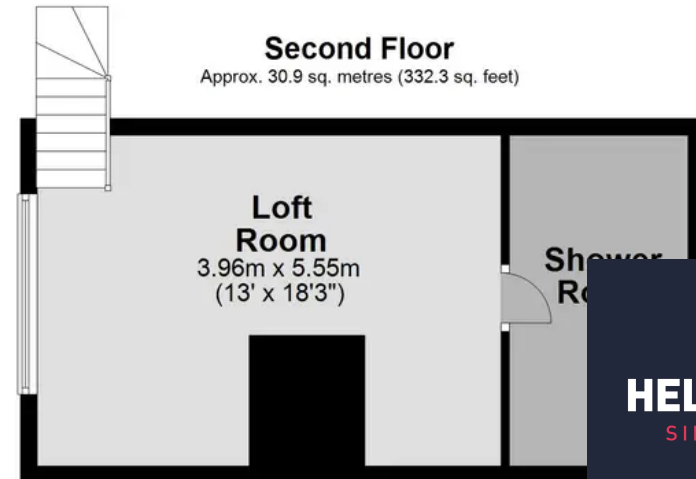
First Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



Second Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 153.7 sq. metres (1654.1 sq. feet)





Helmores

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