



## Shearwater Barnfield, Crediton, EX17 3HY

Guide Price £625,000

**HELMORES**  
SINCE 1699

# Shearwater Barnfield

Crediton, EX17 3HY

- Incredible modern family home
- 4 bedrooms with master ensuite
- Wonderful kitchen with large island
- Elevated town position
- Far reaching views
- Large garden with workshop
- Plenty of glass and vistas
- Modern living spaces
- Parking and garage

Just outside of Crediton to the North East is Raddon Top, one of the highest points locally and notable for the iconic tree shaped by the wind. From this elevated position of this property, the view over the rooftops out to Raddon Top can be enjoyed with it ever changing through the seasons. The house was designed by a local architect in 2012 built in 2012/2013 to make the most of the views. The rear elevation is over 3 floors with plenty of glass and doors lead out to balconies or patio on all 3 levels plus of course the large windows. You can feel the thought and quality that has gone into this home - it's incredibly energy efficient with a high level of insulation, mains gas underfloor heating, solar PV (on a transferable feed in tariff, approx. £1000 per year), a woodburner, triple glazed windows and doors and also rainwater harvesting which is used to flush the toilets. Being in the town, it's also got excellent broadband.





Tucked away on a private drive (shared initially with 2 others), there is ample parking to the front and side. Entering on the middle floor, you're welcomed by a lovely hallway which really gives an idea of the quality and style of the house. There is a modern kitchen/breakfast room which was extended and re-fitted in 2018 with a large sociable island, beautifully designed with all one would expect – double Siemens ovens, integrated microwave and warming drawer, Bosch dishwasher and freezer, NEFF induction hob, Franke 4in1 boiling water system with filtered cold water and quartz worktops. Also on this floor is a dining room with the first of the balconies giving views over the garden, town and countryside. The living room also opening onto the balcony has a woodburner and plenty of glass. There's also a useful WC on this floor.

From the hallway, a door leads to the garage which is approx. 6m x 2.9m with an electric door (it's part used as utility space) and then attractive open stairs lead to the first floor. Here are 2 double bedrooms – the master bedroom has a beautiful ensuite shower room and there's a family bathroom which serves the other double bedroom on this floor. On the lower ground floor there are 2 further large bedrooms, 1 with an ensuite shower room plus there's storage and a large walk in linen cupboard which could possibly become another shower room if desired. Again, there's a door to the patio at the rear.



The gardens are a real feature of this property and may be a surprise to some as to the extent of it. Once you enter the garden to the side, gates lead into the garden itself. It's worth checking out the overview plan to see the approximate boundaries. From the house, there's a large part covered patio which is ideal for a long al fresco season, giving options to sit under cover or out in the open. Steps lead down through the garden with established trees and shrubs, areas of lawn and eventually lead down to a vegetable plot. There's a summer house, further decking area and hidden in the wild garden to the side is a large workshop (approx. 6m x 4.8m) with power and light. This is an excellent space that would suit working from home, hobby room, gym etc. Part of the garden is left a little to nature, an intentional plan to encourage biodiversity. There is privately owned access at the bottom of the garden down onto Park Street that gives easy walking access to the town.

As you'll see, this is a large, modern house which will suit a range of buyers and one in which the quality and style needs to be seen in person to appreciate.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2023/24 - £3437.73

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

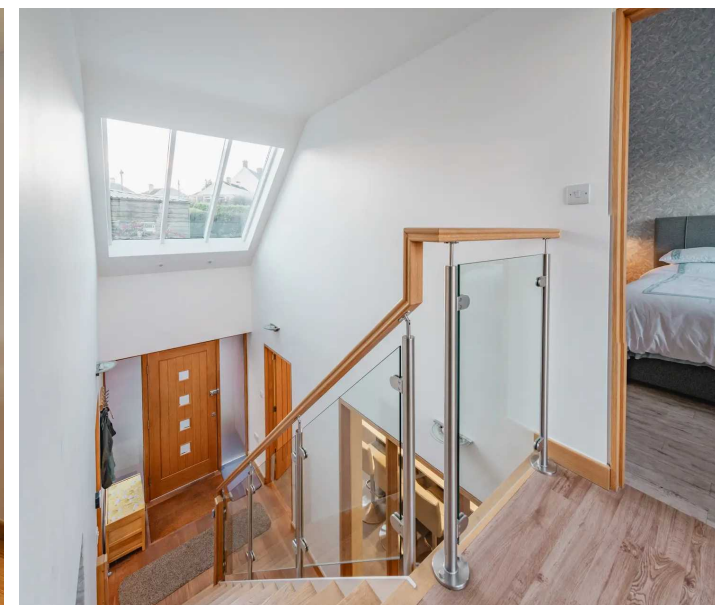
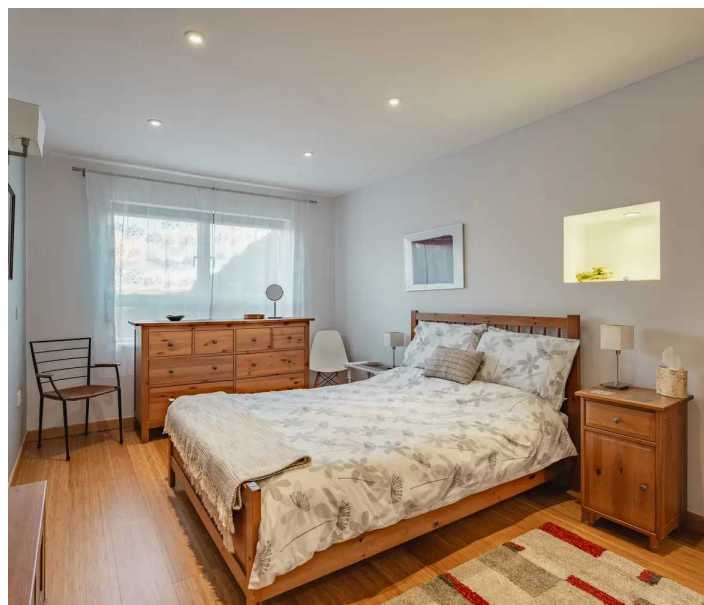
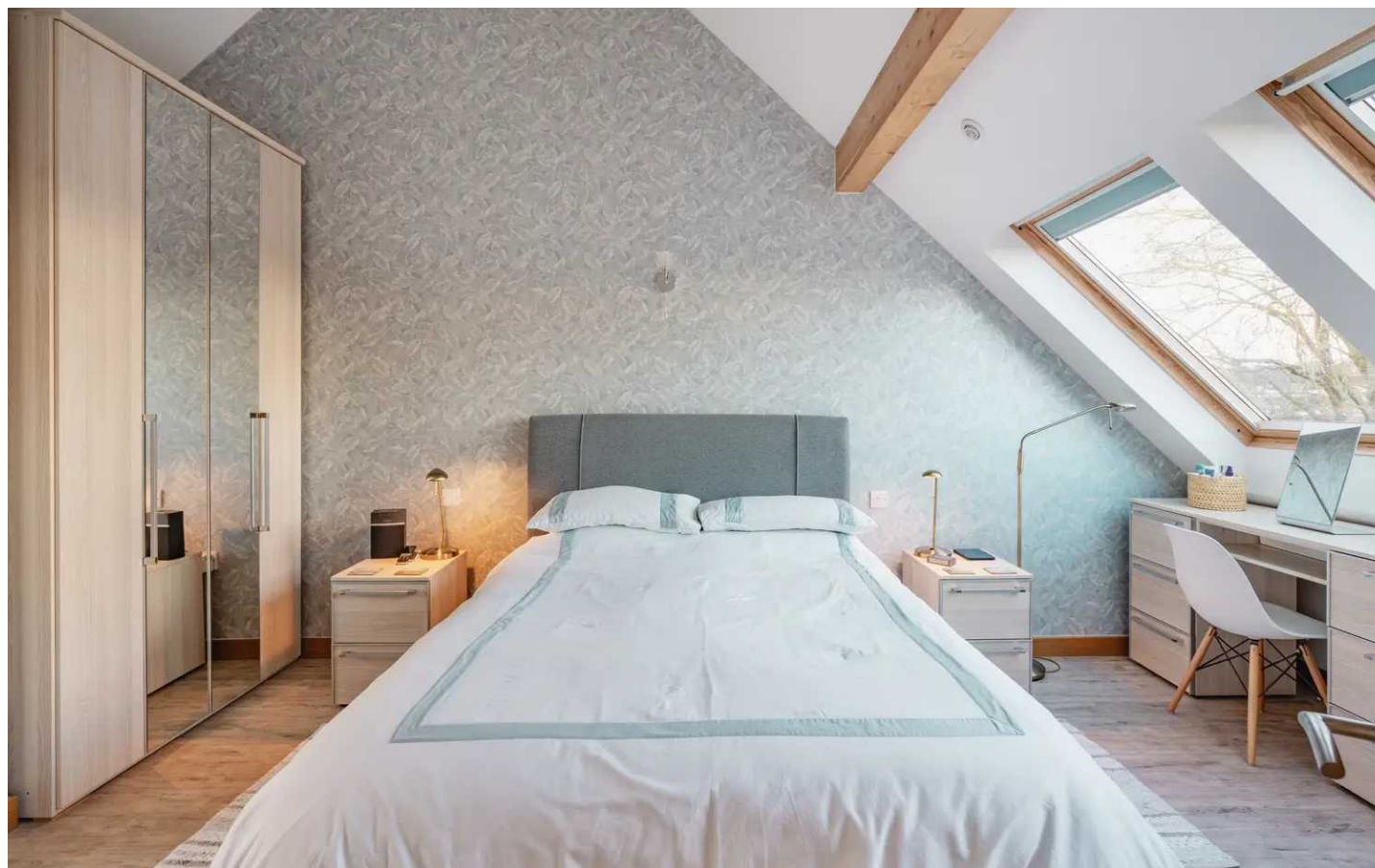
Broadband within this postcode: Superfast Enabled

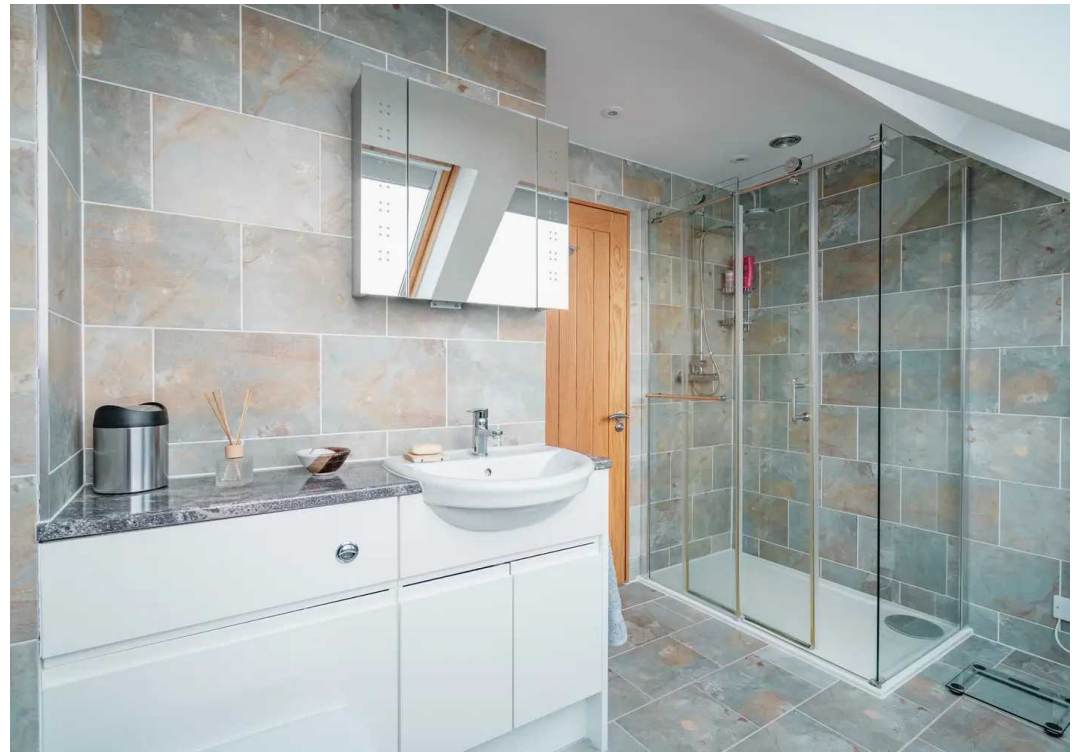
Drainage: Mains drainage

Heating: Mains gas central heating

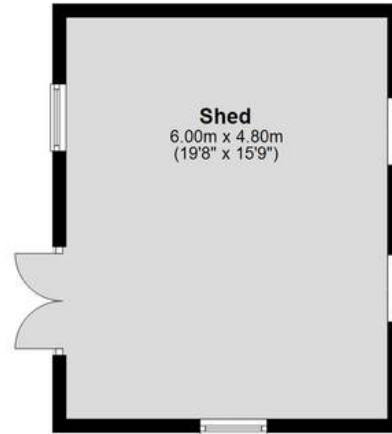
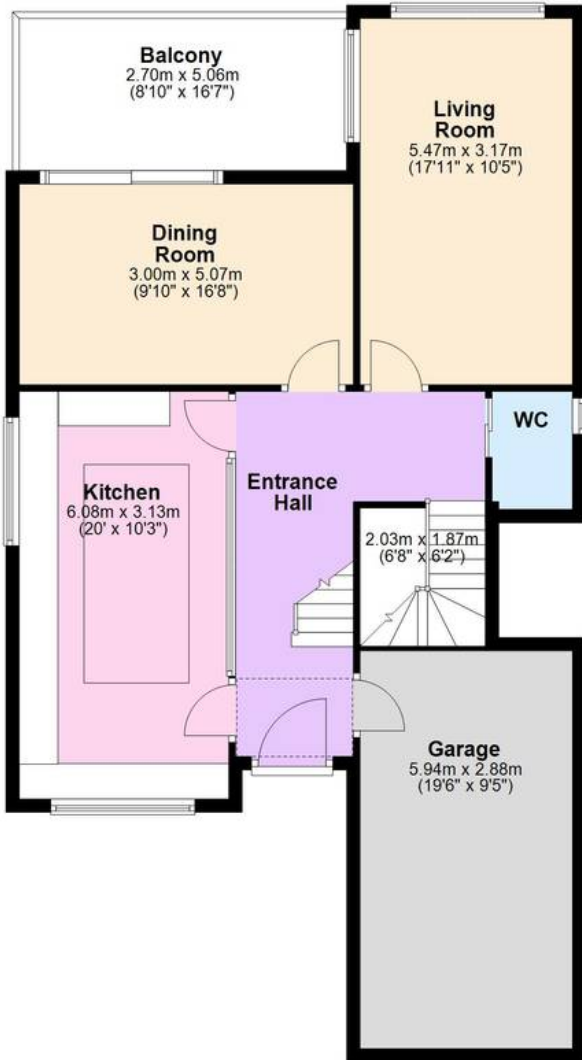
Listed: No

Tenure: Freehold

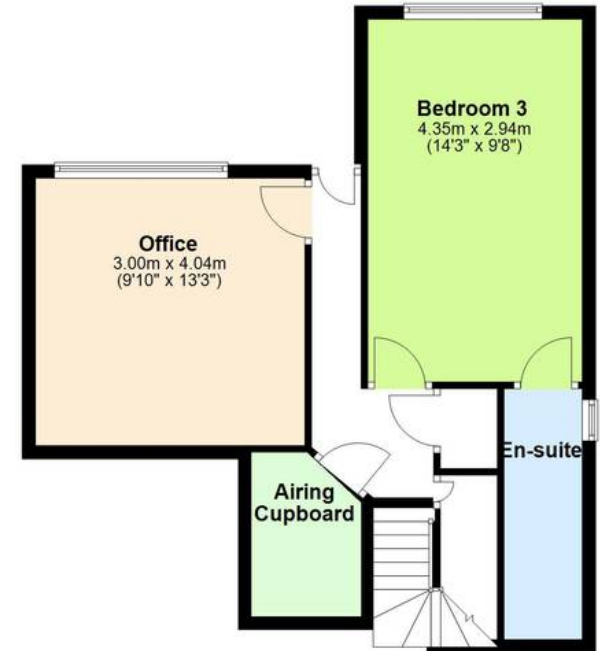




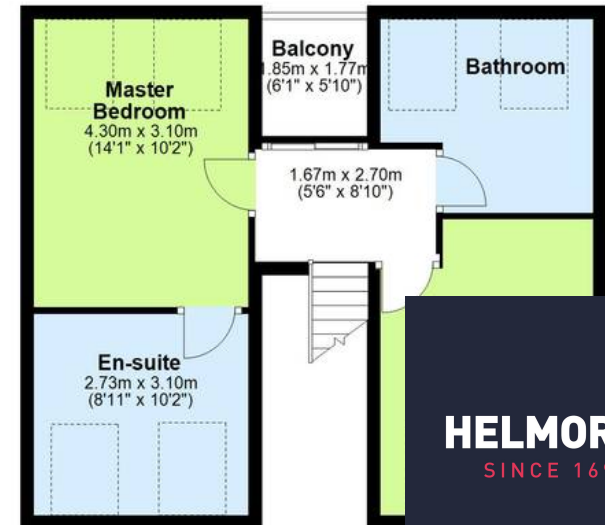
**Ground Floor**  
 Approx. 113.4 sq. metres (1220.9 sq. feet)



**Basement**  
 Approx. 42.8 sq. metres (460.9 sq. feet)



**First Floor**  
 Approx. 50.1 sq. metres (539.3 sq. feet)



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Total area: approx. 206.4 sq. metres (2221.1 sq. feet)



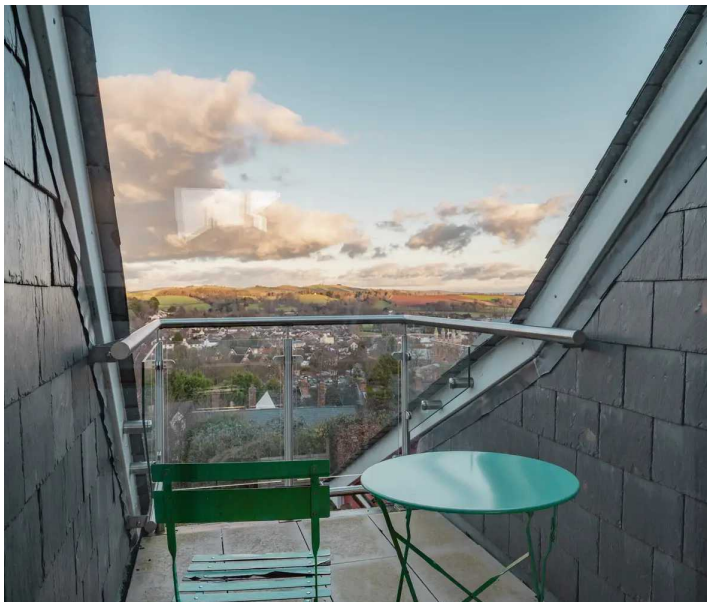
**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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.

#### DIRECTIONS

For sat-nav use EX17 3HY and the What3Words address is [///together.blush.feelers](https://www.what3words.com/#!/together.blush.feelers)

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

From Crediton High Street, proceed towards Exeter and pass the parish church and fire station. Continue for approx. 400m, around the right hand bend and take the next right into Park Road. Continue around corner into Park Street and rise up the hill. At the top take a left into Barnfield and continue for approx. 200m and look out for the driveway on the right.





# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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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.