



Old Orchard, Threshers, Crediton, EX17 3NL

Offers Over £800,000

HELMORES
SINCE 1699

Old Orchard, Threshers, Crediton

- 4 Bed Family Home with 2 Bed Self Contained Annexe
- Central yet tucked away position within Crediton
- Large open-plan kitchen diner & a living room with woodburner
- Playroom / gym with sauna, utility & boiler room
- Near half acre plot with scope for a building plot to rear (STPP)
- South-facing enclosed gardens & a balcony
- Solar panels, gas central heating & double glazing
- Superb flexibility as a single dwelling of 7 bedrooms
- Parking for up to 6 cars & a double garage
- Self-contained 1-2 bedroom annexe (currently let at £650 pcm)

Nestled in a central yet delightfully tucked-away position within Crediton, Old Orchard beckons you with its highly individual architecturally designed charm. This residence offers a large family home & an attached annexe - It isn't just a home; it's an opportunity to redefine your living experience.





Endless possibilities unfold within this flexible dwelling. With a total of 7 bedrooms, envision it as a grand single residence, providing an abundance of space for your family's desires. Alternatively, opt for a configuration of 4-5 bedrooms alongside a stunning study, perfect to work from home, or to invite clients, accompanied by the allure of a self-contained and completely level 1-2 bedroom single storey annexe with its own access, perfect for a member of the family who struggles with stairs, or to generate a monthly income as it can achieve £650-£700pcm as a rental.

Your culinary adventures are set to flourish in the large open-plan kitchen diner, where creativity can thrive. Picture sunlit mornings and cosy evenings in the living room, enhanced by the ambiance of a wood-burner – Both have access to the south-facing balcony looking over the garden, over rooftops onto countryside beyond.

This residence is designed to accommodate all facets of life. A playroom/gym with a sauna beckons for relaxation and revitalisation. Practicality is woven into the fabric of this home, with a utility and boiler room ensuring seamless operations. Enjoy the comforts of central heating and double glazing, plus solar panels setting the stage for a cosy sanctuary.



Set upon a near half-acre plot (0.48 acres), the scope for a potential building plot to the rear (subject to planning permission) adds to the allure with drawings for a 3 bedroom detached house available from our office. Revel in the tranquillity of south-facing enclosed gardens with a 8.5m x 20m courtyard leading to a 20m x 20m lawned garden with an array of mature trees giving privacy. Heading back we find a vegetable garden of 13.5m x 12.5m with raised beds, large green house and substantial garden shed with light and power.

Also to the rear, the annexe has its own level courtyard garden and gated parking for 2 cars, with space for many more vehicles for the main home, plus a double garage with light & power.

This is your chance to embrace a home that radiates possibilities and freedom. Step into Old Orchard, where innovation, convenience, and architectural beauty converge.

Please see the floorplan for room sizes.

Current Council Tax: F (£3,437pa) & A (£1,586pa)

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

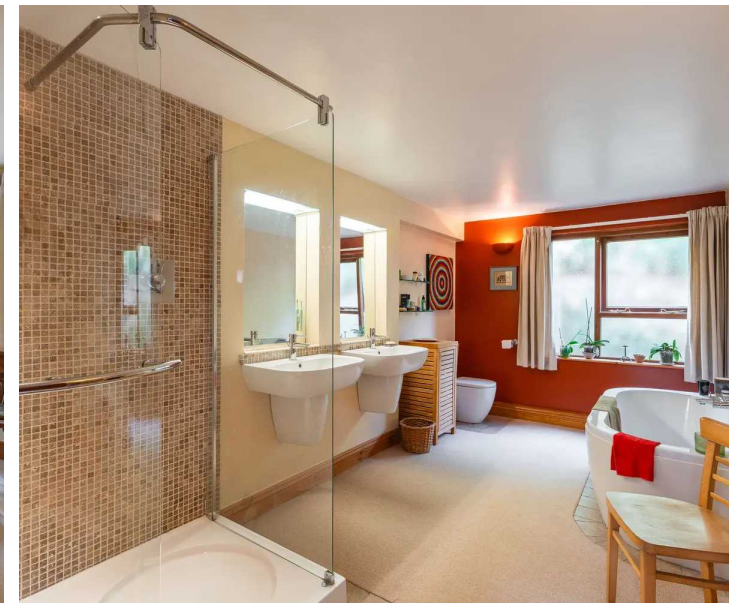
Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

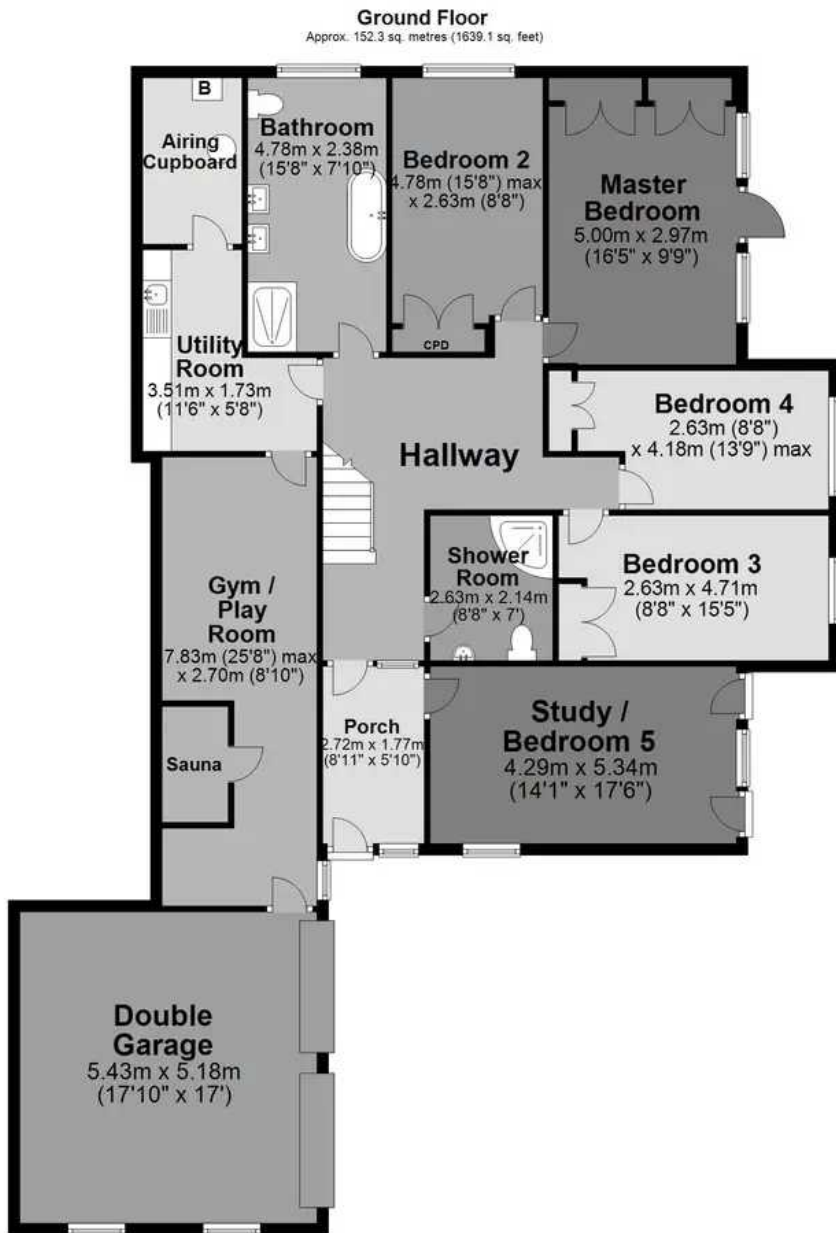
Heating: Mains gas central heating

Listed: No

Tenure: Freehold







Total area: approx. 334.9 sq. metres (3604.6 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...What3Words: [///erupt.uses.stung](#)



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