



Higher Moorlake Cottage, Crediton, EX17 5EL

Guide Price £650,000

HELMORES
SINCE 1699

Higher Moorlake Cottage

Crediton

- 4 bedroom detached house
- 4 reception rooms
- Incredible countryside views
- Only 1 mile from Crediton
- Beautiful gardens with views
- Remodelled layout in first class order
- 3 bathrooms including ensuite
- Ground floor bed 4/study with shower room
- Utility/boot room and integral garage
- Central heating, wood-burner and solar PV
- Excellent rural walks nearby

Just a mile or so to the South West of Crediton, set in the rolling Mid Devon countryside is a very small collection of houses known as Moorlake. Being so convenient to the town and only a short journey of 15 minutes to the A30, it's a peaceful and beautiful spot which will be sure to appeal to those looking for the rural life without being isolated. The house is detached with a large garden to the rear and stunning rural views, in fact the surrounding countryside abuts the boundaries of two sides so the outlook is pretty special. The current owners have extensively remodelled the house over their time here, both inside and out, and the property now





offers a high quality, light interior with flexibility throughout. It's not listed and has a good level of insulation, central heating, double glazing and even solar PV on the south facing roof. The whole house is orientated towards the southerly outlook with the views and of course the sun flooding the house with light on both floors.

The welcoming entrance hall / snug is double height with the stairs rising to the first floor. The cosy living room with multi-fuel burner opens into a dining area (worth noting is that this could easily be made into a separate room if preferred). Also off the living room is a garden room with floor to ceiling windows and patio doors and plantation shutters to make the most of the views whilst also managing sunshine and heat. It's a lovely room with super views. The kitchen is well fitted with a removable central island (should a table and chairs be preferred) and to the rear is a useful utility room with larder, wall units, laundry racks and back door. A further door opens into the large integral garage which has an electric roller-door and ample room to park and still have space to work/store. To complete the ground floor, a useful study or bedroom 4 is at the rear and, with adjacent WC/shower room, it would make an ideal space for a dependant who wanted their own space. On the first floor are 3 double bedrooms, all enjoying spectacular views. Two of the bedrooms have fitted wardrobes. There is a family bathroom with walk-in shower and fitted traditional storage cupboards. The master bedroom has exposed A-frame timbers, its own ensuite and an expansive under-eaves storage cupboard. Again, the light and views are beautiful.



Outside, double gates open onto a private drive which sweeps up to the house. This frontage has ample parking/turning and areas of lawn, paving and planted beds. To one side of the house is an expansive woodstore and to the other, a greenhouse and decorative rockery area. To the rear of the house is a secluded lower patio area with steps up and a planted bed. A recently-built low brick wall gives the higher garden a safety edge with the lawns opening up to provide ample space on the higher level. Steps are dug into the slope for ease and safety and at the top of the garden is a wonderful bespoke built garden room, ideal for entertaining or relaxing after a busy day. Being elevated, the outlook is nothing short of breathtaking and hours could be lost just enjoying the sunshine and spectacular views. With the addition of front windows, this could become the ideal work-from-home office space or artist's studio. There's also a fenced vegetable plot (in raised beds) with rabbit proof fencing and natural hedging to the boundary at the rear.

So if you're looking for a quality house, in a fantastic location with little to do and some stunning views....book in to see this property now!



Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon 2023/24 - £2908.84

Utilities: Mains electric, water, telephone & broadband plus Solar PV

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

Heating: Oil fired central heating, wood-burner and PV

Listed: No

Tenure: Freehold

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). 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 5EL and the What3Words address is [///searching.hoped.hugs](https://www.what3words.com/looking-for-hoped-hugs)

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

From Crediton High Street head towards The Green and bear left at the traffic lights into Landscore. Continue down over Westwood Hill and continue for approx. 1 mile (heading for Yeoford) the property will be found on the right, just before the bridge.



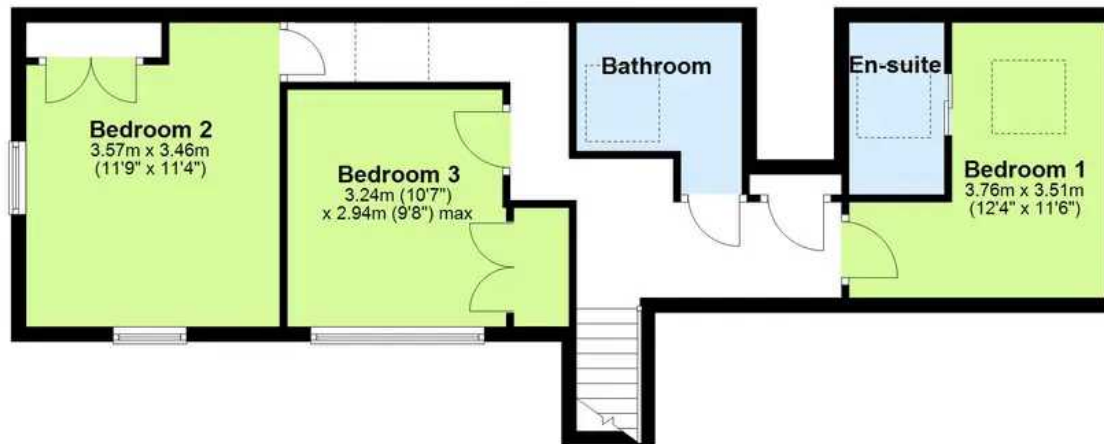
Ground Floor

Approx. 117.5 sq. metres (1265.3 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Total area: approx. 174.6 sq. metres (1879.0 sq. feet)



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