



## Hedgerows, Down St. Mary, EX17 6EF

Guide Price £625,000

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# Hedgerows

Down St. Mary, Crediton

- Spacious & private detached house
- 167sqm (1801sqft) of living accommodation
- Four double bedrooms & a study
- Beautiful lawns & level plot
- Lovely quiet village location
- Double Garage & gated parking
- Views to countryside
- Huge master bedroom with en-suite

Hedgerows is on the market for the first time since the property was built in the early 1980s, the village of Down-St-Mary is a quintessential Devon village surrounded with rolling hills and picturesque countryside views. This large, detached residence is full of light and space, along with lovely gardens in a 0.28 acre plot.

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The entrance hall is spacious and light and leads into the large lounge which runs the full width of the house, with sliding doors that lead onto the patio area of the garden. A brick fireplace holds an open fire which is currently boarded but in working order. The dining room is off the lounge and has ample space for dining, with a handy hatch into the kitchen. A further door leads back into the hall and on to a downstairs WC and storage cupboard. A study (or 5th double bedroom if required) is next to the kitchen which has original solid wood cupboards with eye level double oven and views to the garden. A large utility with sink and further units is next to the kitchen with plenty of space for washing machine, dryer and fridge/freezer and there's a rear door to the garden. From the utility is access to the double garage with storage over and two up-and-over garage doors.

Upstairs are 4 good sized double bedrooms, 1 overlooking the fields towards Morchard Bishop and 3 overlooking the garden and country views beyond. The master bedroom is very large with 3 double doored fitted wardrobes with cupboards above. From the master is a spacious ensuite with white suite bath and separate shower. There are further storage areas on the landing and the family bathroom with bath and shower over.



Down St Mary has the rare village benefit of mains gas, there is gas central heating and uPVC windows throughout. There is a shared sewage treatment plant split between 12 properties with a monthly maintenance fee of £50.

Outside of the property the large gated front drive can hold 4/5 cars with further parking for 3 within the boundary beside the Devon bank hedge. Access can be gained either side of the house to the large rear garden. The total plot size is 0.28 mainly laid to lawn with decorative beds and an ornate cherry tree. The garden is surrounded by a magnificent golden conifer hedge and a pond can be found with a water feature in a peaceful corner of the garden.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 2023/24 - £3247.51

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

Broadband within this postcode: Fibre enabled

Drainage: Shared private treatment plant

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

DOWN ST MARY is a small quiet village with a picturesque Green, a church and village hall. There are many good restaurants and inns in the area and there is a 9-hole golf course only about one mile away. The village is situated 6.5 miles west of Crediton and 14 miles from Exeter.

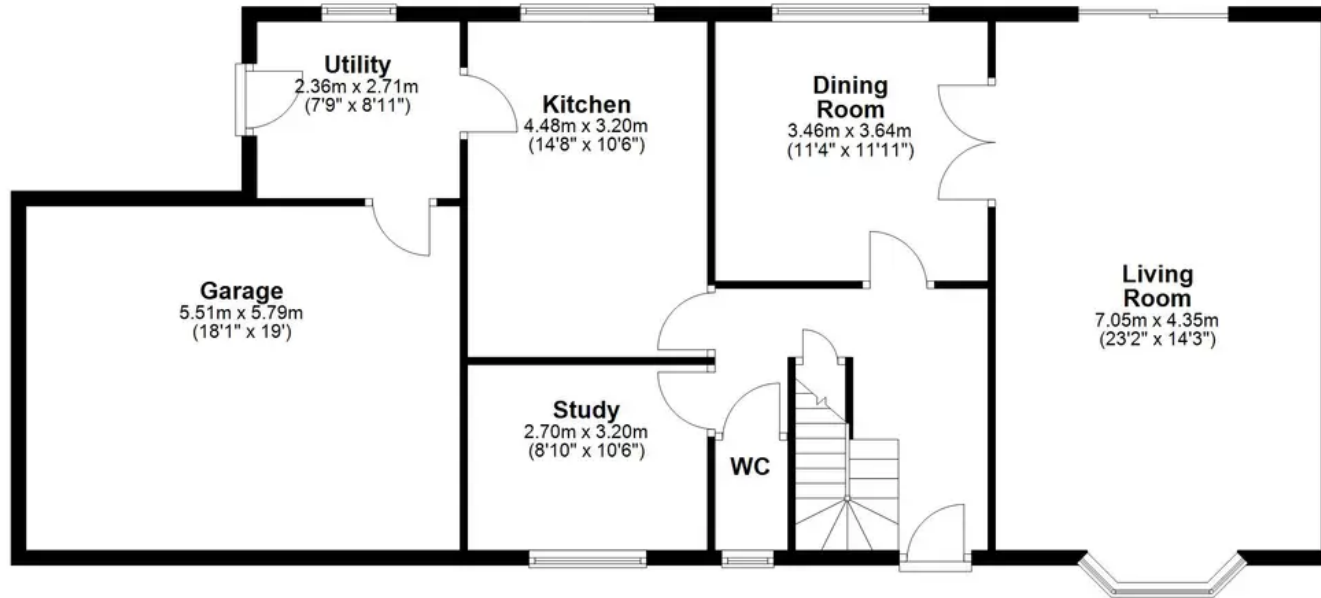
**DIRECTIONS :** From Crediton High Street, take the A377 through Copplestone until you reach Morchard Road, opposite the 'Devonshire Dumpling' pub, take a left sign posted to Down St Mary. Upon reaching the village, take the left turn and Hedgerows can be found along on your right.

What3Words: [///chuckling.corrects.blotchy](https://www.what3words.com////chuckling.corrects.blotchy)



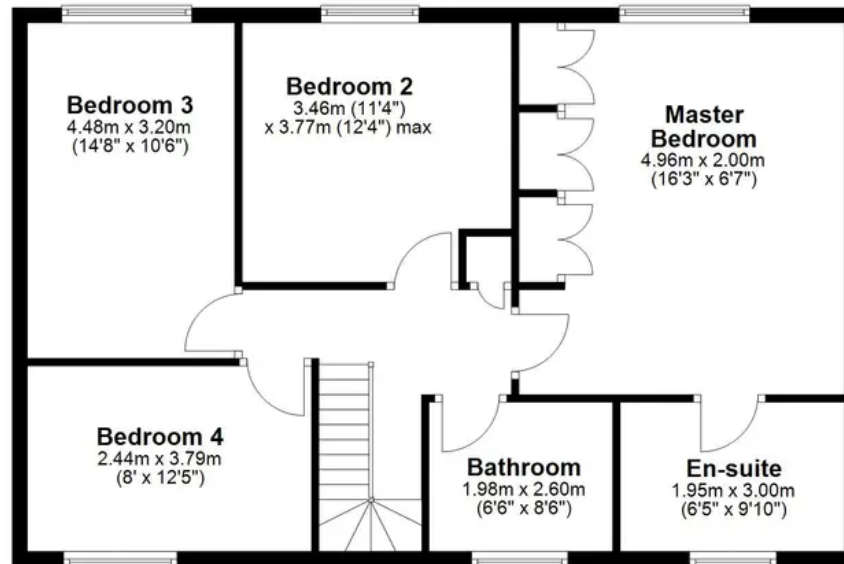
## Ground Floor

Approx. 87.9 sq. metres (946.4 sq. feet)



## First Floor

Approx. 79.5 sq. metres (855.4 sq. feet)



Total area: approx. 167.4 sq. metres (1801.9 sq. feet)

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