



## Longfleet, Old Tiverton Road, Crediton, EX17 1EG

Guide Price £650,000

**HELMORES**  
SINCE 1699

# Longfleet, Old Tiverton Road

Crediton, EX17 1EG

- Stunning 4 bedroom detached house
- Dart and Francis built in 1926
- Many original features
- Open kitchen/diner and sun room
- 4 bedrooms, 2 bathrooms, study and utility
- Generous south facing gardens
- Excellent rural walks nearby
- Easy to walk to town
- Off-road parking
- Garage and EV charger

Longfleet House is a substantial, individual detached house located in the sought-after town edge location of Old Tiverton Road, standing high and enjoying lovely town and country views from its elevated position. The property was built with beautiful craftsmanship in 1926 by the well-known local firm Dart & Francis Ltd, with much character throughout and is very well presented by the present owners with neutral décor, enhancing the original build.

The current owners have taken great care improving the property inside and out, a real feel of quality with an abundance of solid oak including the internal doors, picture rails and staircase. The accommodation includes four double bedrooms and an upstairs bathroom and there is also a study/5th bedroom which would make a perfect en-suite shower room to the master if desired (plumbing already under the floorboards). The views from the three largest bedrooms to the south are fantastic, over the rooftops to the surrounding countryside. Storage is freely





available too with built in wardrobes to most bedrooms.

On the ground floor, the oak filled entrance hall gives a hint to the style and quality and this leads to a beautiful open-plan kitchen diner, complete with Belfast sink, granite worktops and a central island making it a sociable space and the hub of the home. To the dining end is an open fire, plus double doors to the fantastic sun room which runs along the southern end of the house looking out over the gardens. The sun room was recently renovated with new glazing and roof making it a year round room and is linked to a spacious living room which again has an original open fire. There is a recently updated ground floor shower room, plus a separate WC and a very handy utility room. The whole property has mains gas central heating via a combi-boiler and uPVC flush casement windows.

Outside to the front elevation is a good-sized parking area, with space to turn and hold a number of vehicles plus there is also a substantial detached garage with power and an EV charger. The main garden faces south, is very private with mature trees in place and can be accessed from both sides of the house. To the west is a space for a hot-tub, and also a summerhouse which dates back to when the house was built nearly 100 years ago with lovely leaded stain glass windows. There is also a terrace with views south across the valley.

To find a house of this quality in the town doesn't happen every day, the location, the views, the space and the quality of the build with its proportions and materials, it's sure to make a fantastic home for the next owners.

Please see the floorplan for room sizes.

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

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

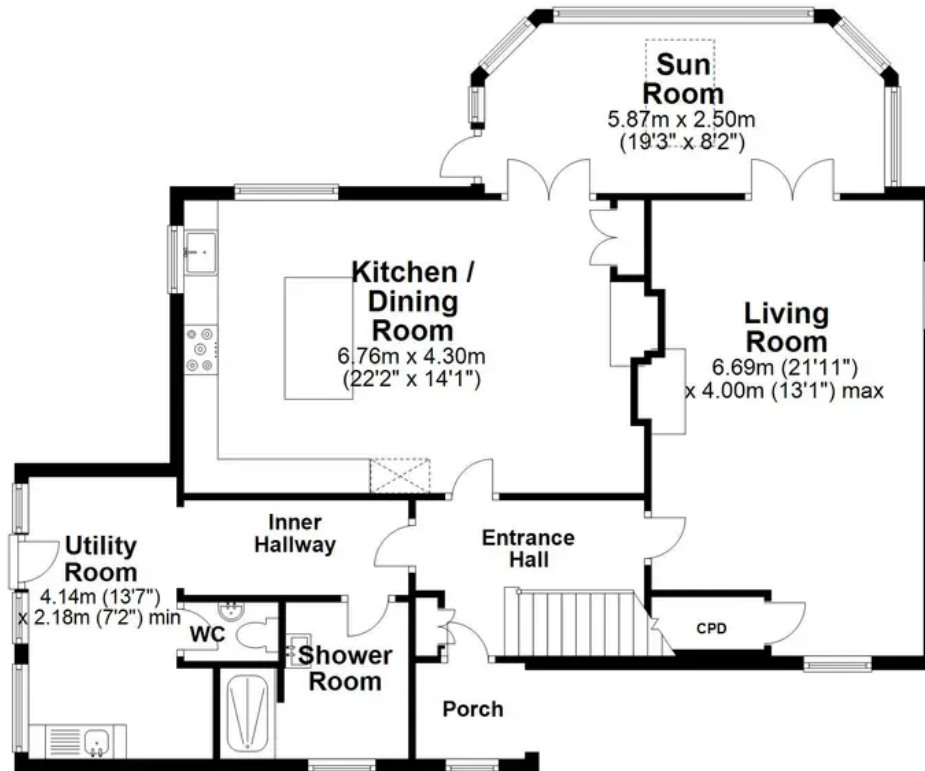
**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring 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 1EG and the What3Words address is [///compound.envisage.shorthand](https://www.what3words.com/compound.envisage.shorthand) but if you want the traditional directions, please read on.

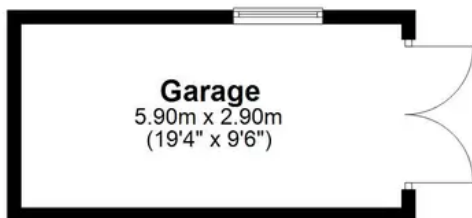
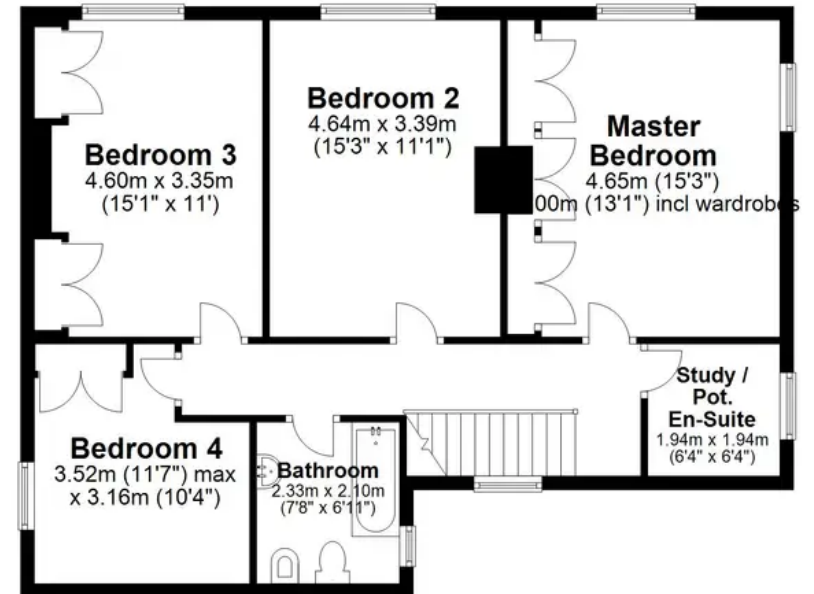
From the town square head along Parliament Street passing the library on your right. Take the second exit at the roundabout at the bottom of Jockey Hill into Blagdon. Take the first left into Old Tiverton Road, continue up the hill and Longfleet House will be found on your right.



**Ground Floor**  
Approx. 121.8 sq. metres (1311.0 sq. feet)



**First Floor**  
Approx. 81.5 sq. metres (877.3 sq. feet)



Total area: approx. 203.3 sq. metres (2188.3 sq. feet)

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