



8 Yeoford Meadows, Yeoford, EX17 5PW

Guide Price £600,000

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8 Yeoford Meadows

Yeoford, Crediton

- Fantastic detached village house
- 4 bedroom house plus large 1 bed annexe
- Village edge location backing onto fields
- Large rear garden
- Stunning countryside views
- Suit multigenerational or income uses
- Ample parking and garage
- Large workshop with power
- Village with pub and train station
- Solar PV system, battery system (optional) and EV charger

Often, houses suitable for multigenerational living can be compromised, either the main living spaces aren't quite big enough, or the annexe is too small. This certainly isn't the case here in Yeoford. The village itself is well situated just 4 miles from Crediton and has a pub/restaurant, primary school (bus to secondary school) as well as a train station linking to Crediton and onto Exeter.



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The property comprises of a 4 bedroomed family home with a 1 bedroom self contained annexe. It is situated in a quiet cul-de-sac on the edge of the village, the large plot which extends to approx. a third of an acre, backs onto fields and has some beautiful outlooks over the adjoining countryside to the rear and ample parking at the front for a number of vehicles. The entire plot is pretty level too making access to both parts of the property easy. It goes without saying that should the annexe not be required as a separate living area, it could all be used as one. Throughout, the quality of the house is high with modern uPVC double glazing and oil fired central heating and lovely additions such as glazed balustrades to the main house as well as cavity wall insulation and solar PV (more about that later) to reduce running costs. Plus all bedrooms and the living room have silent, timer controlled ceiling fans which help to keep the house cool in the summer and circulate warm air in the winter months.

The House

A useful front porch welcomes you with ample space for coats and boots. The hallway is spacious and gives access to the living room with a wood-burning stove and doors opening out to the rear garden. There's a useful ground floor WC and then a study to the rear, again overlooking the garden with large windows. The kitchen is a particular feature of the house.



A German kitchen, designed with style and functionality at the core. Its well laid out and different to the usual fitted kitchens which is good to see. There's a sociable breakfast bar and the remainder of the room is used as a dining space with doors to the garden. To complete the ground floor of the main house is a utility room which not only can be shared with the annexe but also provides the access between the two parts of the property. An attractive staircase leads to a wide landing and gives access to the 4 bedrooms, 2 of which having their own ensuites, with the remaining 2 bedrooms utilising the family bathroom.

Outside, to the front is ample off-road parking with room for numerous vehicles plus this leads to the large single garage with remote controlled roller door and a Podpoint EV charger. There's access to the sides of the house to the large and level rear garden with a large patio from which to enjoy the views over the garden and adjoining countryside. The lawns are well kept and natural hedging and fencing form the boundaries. Towards the bottom of the garden is a wildflower area and a large workshop with power, ideal for those with hobbies or those looking to work from home and is currently set up as a woodworking workshop.

The Annexe

The annexe has it's own access as well as being linked to the house. There's a well fitted kitchen, living room with access to the garden and a double bedroom plus a shower room. It's been very tastefully decorated and is an extremely comfortable space. Outside space is freely available too with plenty of parking and it's own patio accessed from the living room.

This is an exceptional house with plenty of options of how to use all the space on offer, both inside and out and with the quality of the finish, you won't be disappointed.



Agents' Note: A system with 6.24kW Solar PV panels (Included in the sale) and an additional 12kW battery storage system has been added, which powers the house using generated electricity or downloaded overnight on cheaper tariffs. In the event of a power cut, the system acts like an uninterruptable power supply and can power the house for up to 2 days. The total system reduces electricity bills by up to 75%. The panels are included in the sale but the battery can be purchased as an additional cost should it be desired by a new owner or if not required and can be removed and reused prior to completion.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25-£2861.26

Utilities: Mains electric, water, telephone & broadband plus solar PV's and optional and battery system)

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 5PW and the What3Words address is [///skies.count.travels](https://www.what3words.com/skies.count.travels)

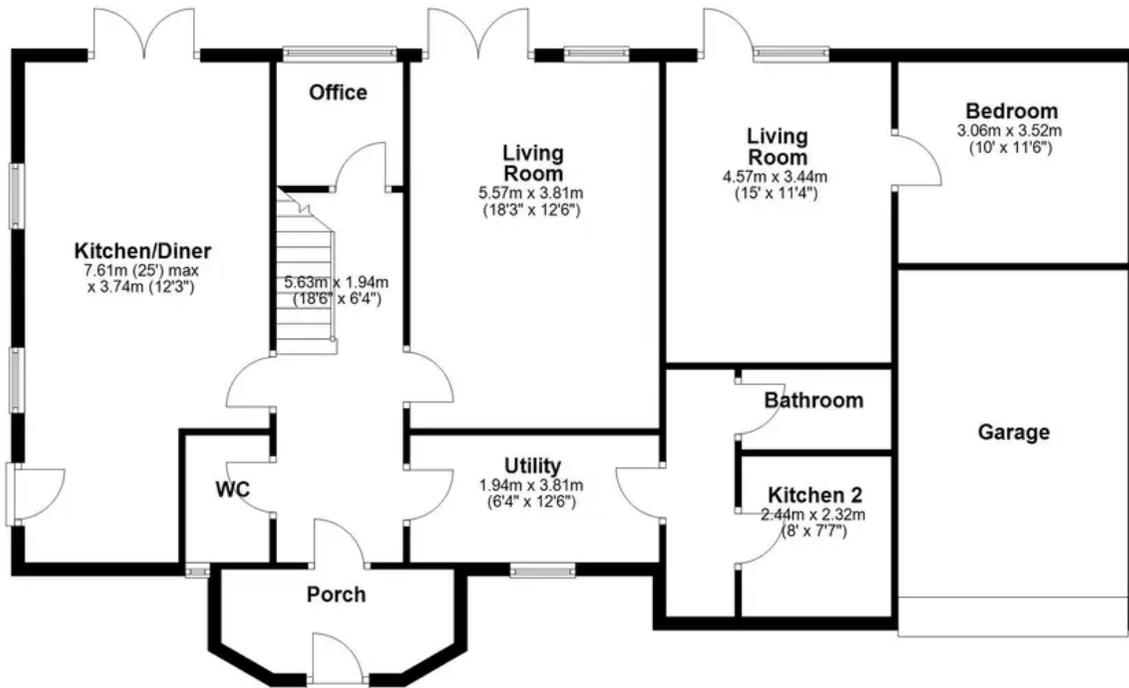
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West to The Green and bear left into Lansdowne and then continue down over Westwood Hill and leave the town. After approx. 4 miles, arrive in Yeoford and pass The Duck on your right, go over the railway bridge and bear left staying on the village road. Take the next right into Yeoford Meadows and the property will be found on your right in the corner.



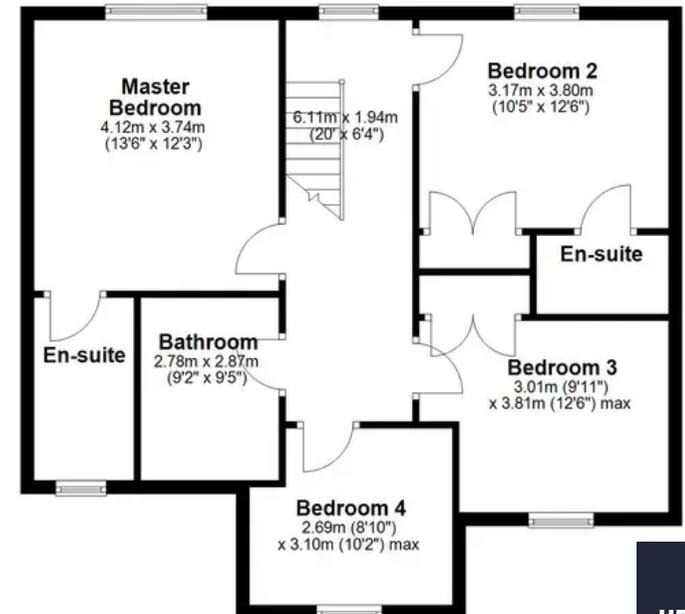
Ground Floor

Approx. 179.7 sq. metres (1934.4 sq. feet)



First Floor

Approx. 77.4 sq. metres (832.7 sq. feet)



Total area: approx. 257.1 sq. metres (2767.1 sq. feet)



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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