



Highfield, Union Hill, Down St. Mary, EX17 6EQ

Guide Price £750,000

HELMORES
SINCE 1699

Highfield Union Hill

Down St. Mary, Crediton, EX17 6EQ

- Incredible rural views
- Village edge location
- 3 bedrooms with master ensuite / dressing room
- Just under 1 acre plot
- Fantastic quality finish throughout
- Immaculate gardens
- 3 reception rooms and garden room
- Kitchen / diner plus utility and WC
- Study / ground floor bed 4
- Double garage and ample parking

There is no doubt that the position of this house will be a draw for many. Being the last house in the village, it has the most stunning views over the Mid Devon countryside with views from the front and back as far as the eye can see. As well as the views, it is adjacent to open farmland and of course the plot, nearly an acre is plenty of room for even those with the greenest of fingers. The village sits atop a hill, giving it the benefit of the views and light but without being isolated. There is a regular train service within a mile, plus a pub and a choice of village shops are within a short drive. The town of Crediton is approx. 5 miles away and has all of the usual amenities and Exeter is another 7 miles further on. Worth noting is the mains gas that Down St Mary benefits from, unlike many of the local villages.





The current owners were sold on their first visit when they bought a few years ago, it was the village edge location, waking up to those views and having space inside and out that attracted them. 12 years later and there has been plenty of work done to even further improve the house, which now provides extremely comfortable and quality accommodation. It's clear from arrival that the house is well-maintained and it continues throughout. Originally, the house could have easily had four upstairs bedrooms but the configuration as 3 doubles makes it feel even larger. The master bedroom has its own dressing room and ensuite, making a suite and enjoying those rural views. The remaining bedrooms share the modern family bathroom. On the ground floor, entry to the hallway then leads to a stylish living room with bay window, a light room in the summer or cosy in the winter, it suits all seasons. Mirroring on the front is a study but this could be utilised as a 4th bedroom, indeed with a small re-configuration, the ground floor WC/utility could be used as an ensuite to this room if required in the future. The kitchen is light and spacious and it opens into the dining area, which in turn opens into the garden room. A super place to sit and watch the wildlife and take in those views, whilst remaining connected to the rest of the home. The aforementioned utility room and WC make useful additions to the ground floor space.



Outside, the entrance from the country lane is gated and provides access to the gravelled parking area and double garage with electric door. There's room for plenty of cars and more parking for a motorhome or caravan could be created if required. The garden extends beyond the width of the plot and is just under 1 acre in total. The garden speaks for itself, lawns, trees, borders, there's room to do it all, or simply sit and enjoy, knowing it's your slice of Devon.

Agents' Note: In the garden is a disused borehole which the neighbouring farm has the right to draw water.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon 2023/24 – £3396.62

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

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage

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. School children are collected in the village with junior children being taken to the modern primary school in the nearby village of Coplestone and senior children being taken to the excellent Queen Elizabeth's Community College at Crediton. 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 5 miles west of Crediton and 13 miles from Exeter.

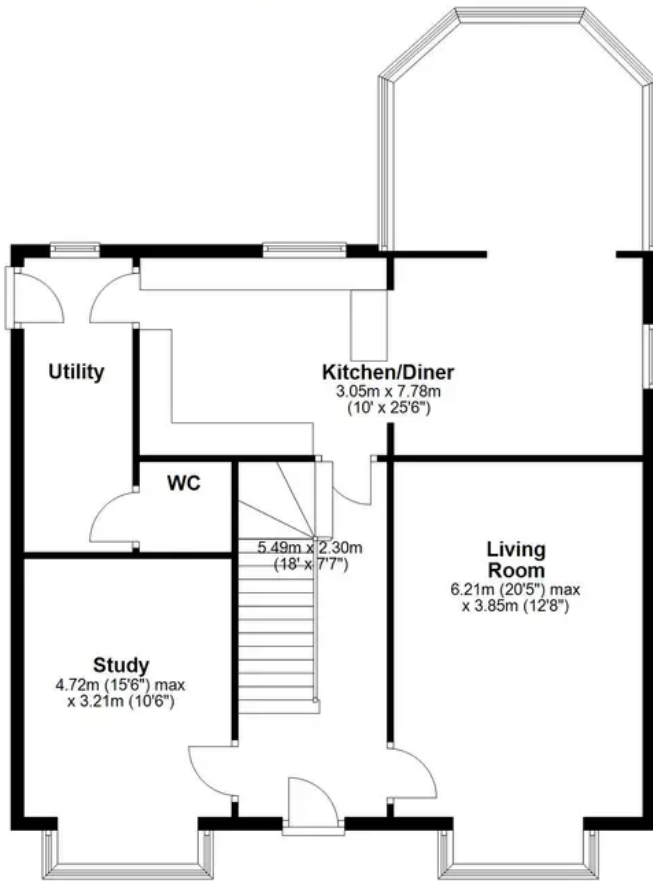
DIRECTIONS : For sat-nav use EX17 6EQ and the What3Words address is [///leopard.hindered.requests](#) but if you want the traditional directions, please read on.

From Crediton, follow the A377 to Coplestone and go through the traffic lights, bearing right and staying on the A377. When you reach Morchard Road, take the first left as signed to Down St Mary and proceed up the hill. Highfield is the first house on the right as you reach the village.



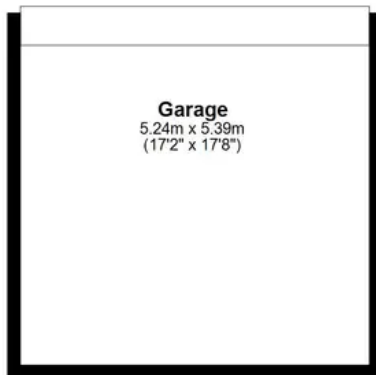
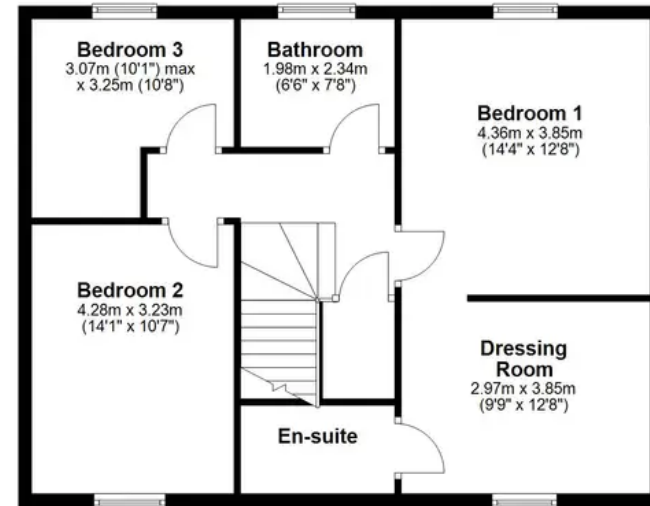
Ground Floor

Approx. 126.9 sq. metres (1365.7 sq. feet)



First Floor

Approx. 71.4 sq. metres (769.0 sq. feet)



Total area: approx. 198.3 sq. metres (2134.8 sq. feet)

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