



47 Long Meadows, Crediton

Guide Price £395,000

HELMORES
SINCE 1699

47 Long Meadows

Crediton, EX17 1DY

- Tucked away detached chalet bungalow
- Use one or both floors
- Three bedrooms and two shower rooms
- Living room, dining room and conservatory
- Huge potential to extend
- Very large plot to nearly third acre
- Secluded gardens
- Town edge location with views
- Garage and parking

Tucked away on the edge of town, just a couple of minutes from some beautiful countryside walks, is this superb detached property. It is accessed from the end of a cul-de-sac and set in large gardens with huge potential to improve or extend, it's a one-off property that ticks a lot of boxes. A real attraction will be the gardens (more later) and the views from the end of the garden over the surrounding countryside could really be made the most of.

Originally, the property had four bedrooms but a few years ago, the decision was taken to knock the two ground floor bedrooms into one larger room. Served by the ground floor shower room, it's ideal for those wishing to have a spacious bungalow with plenty of living space and room for guests upstairs. Equally it is suitable for a family too with two further double bedrooms and a second shower room on the first floor. The ground floor has a good sized living room which opens into the dining room and on into the conservatory. The kitchen is a good size too with a small utility room and door to outside.





Outside is where the property really comes into its own. With a large front lawn setting it back from the cul-de-sac, it feels private and the garage and parking provide ample storage space. A footpath leads down to the property and gates to either side give plenty of access to all sides. There is a large patio and concrete workshop which, with a couple of modifications, could make a superb home office or studio space within the garden. The rear garden is lawned with a raised pond and established trees. Beyond the line of sight is an arch in the hedge to a further area of garden, hidden from the main gardens and a really nice addition. There is a large greenhouse and garden store and this area would be suitable for a wide range of uses from vegetable plot, to kids garden, to even housing a garden building of some kind (subject to planning). At the end of the garden, over looking the surrounding beautiful Devon countryside is a secluded and elevated spot, crying out for a seating area from which to enjoy the views.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25-
£2496.09

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas

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 1DY and the What3Words address is [///newlywed.passages.mailing](https://www.what3words.com/newlywed.passages.mailing)

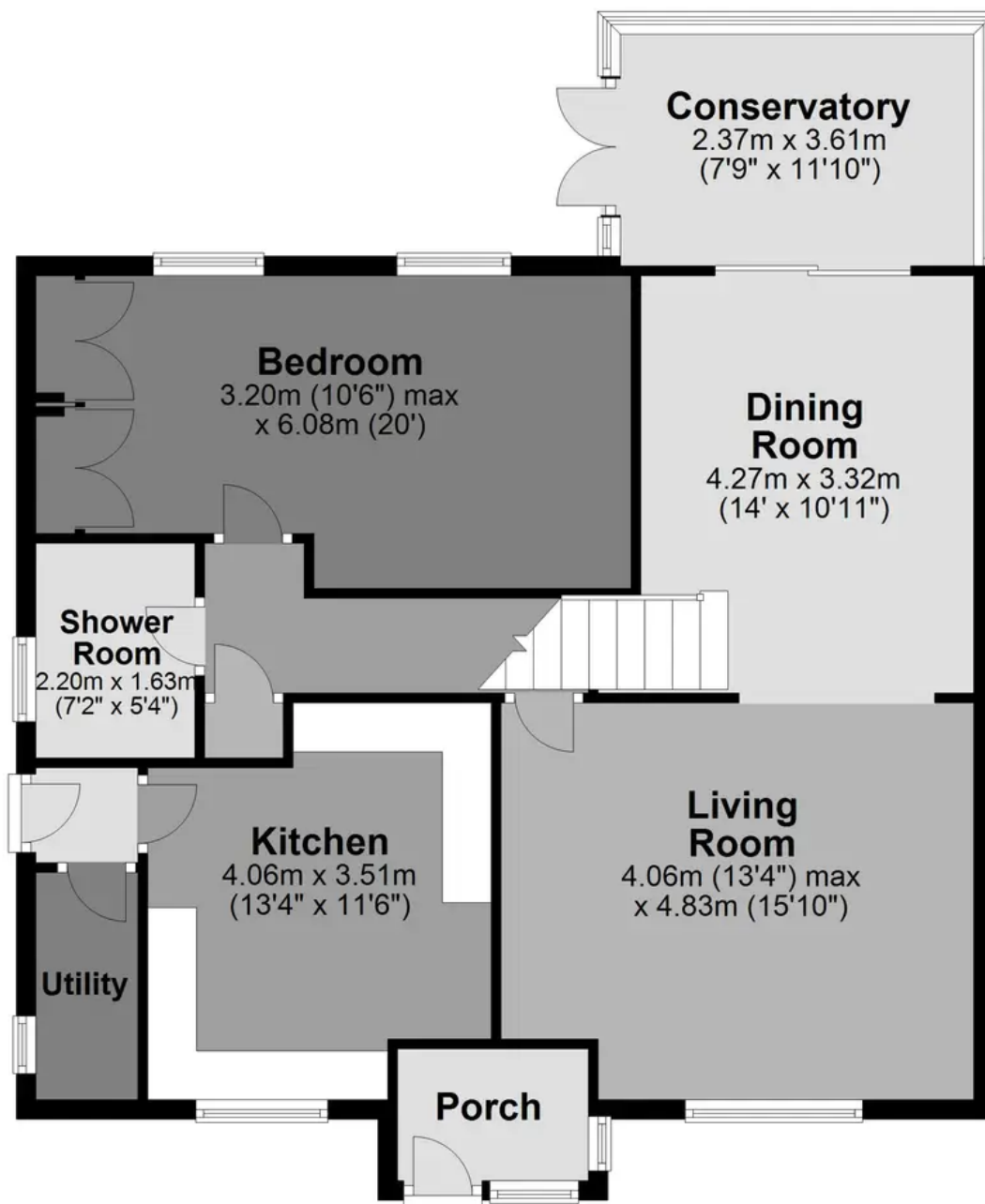
but if you want the traditional directions, please read on.

If in Crediton High Street, turn into Market Street and into The Square, leaving along Parliament Street. Continue along into Belle Parade and pass Newcombes Park on your right. Go straight on at the junction to the mini-roundabout. Take the first left onto Jockey Hill and then immediately right into Pounds Hill. At the top of Pounds Hill, turn left into Longmeadows and then second right into Golden Joy. The property will be found in the top right hand corner down a short path.



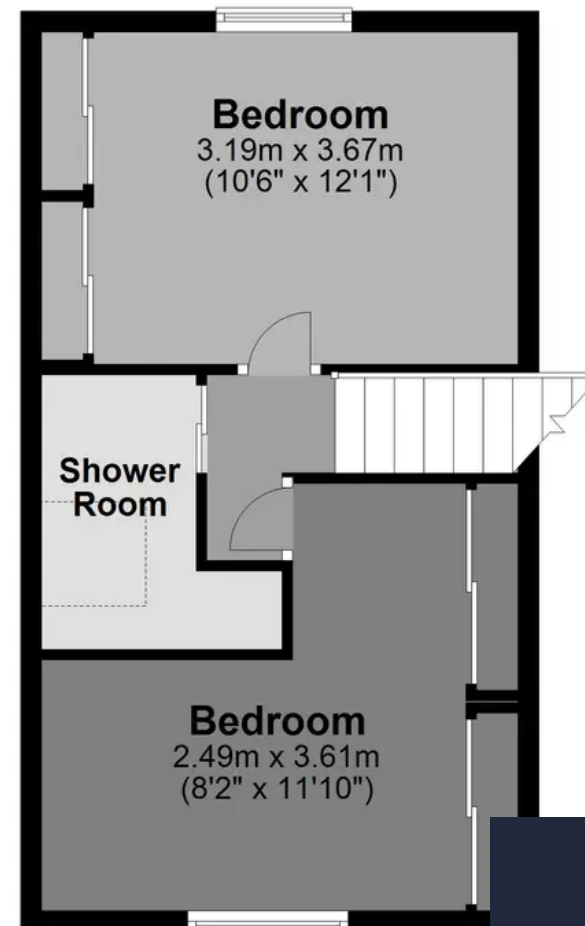
Ground Floor

Approx. 93.7 sq. metres (1008.7 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)



Total area: approx. 134.5 sq. metres (1447.8 sq. feet)

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