



Little Orchard Barnfield, Crediton

Guide Price £350,000

HELMORES
SINCE 1699

Little Orchard Barnfield

Crediton, EX17 3JA

- Detached one off bungalow
- Great order throughout
- New roof 2024
- 3 bedrooms with master ensuite
- Elevated position with town views
- Good sized kitchen/diner at rear
- Manageable front and rear gardens
- Opportunity to create off-road parking
- Dart and Francis built 1930's

Dotted on the right-hand side of Barnfield Hill, as you proceed up are a few one off builds by the renowned local builders Dart and Francis who's unmissable style and quality is clear to see. Built of brick in 1938, they are well known for quality of build both in terms of materials and workmanship and are standing the test of time around the town. This is a wonderful example of a bungalow with well-proportioned rooms, great level access and some stunning town views across the valley.

The property has been occupied by the current owner for 17 years and in this time, it's been well maintained and updated as needed. There's mains gas central heating and uPVC double glazing throughout and earlier this year, a new roof complete with a 20 year guarantee was installed bringing the efficiency and peace of mind, right up to date.





A flexible layout is given by the 2 reception rooms on the front, currently used as a dining room and living room but of course, these could be used differently. One of the big draws of the property will be the kitchen/breakfast room on the rear which opens onto the garden. It's well fitted and spacious and ideal for those who enjoy cooking. All of the rooms feel spacious due to the height and proportions of the era. The master bedroom has an ensuite shower room and the two further bedrooms (on the rear) share the family bathroom.

Outside, the front garden is laid to lawn with pathways and behind a small wall, setting it back from the road. Although there is no off-road parking, subject to permissions, parking could be created at the front whilst retaining some garden too. The rear garden has a wonderful, large paved patio and lawn on the upper level (accessed from the bungalow on the level) and then a couple of steps down lead to the lower tier which is easy to maintain, laid to gravel and this provides further seating areas and a shed/store. It's a great private garden with those views over the town too.

Agents Note: There is access to the garden without going through the property via the neighbour's pathway which has been used by the current and previous owners without issue but it is covered by an indemnity policy.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon 2024/25-
£2218.74

Approx Age: 1938

Construction Notes: Brick

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage



Heating: Gas fired central heating

Listed: No

Conservation Area: 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 3JA and the What3Words address is [///shipyards.relishes.props](https://www.what3words.com/#!/en/shipyards.relishes.props)

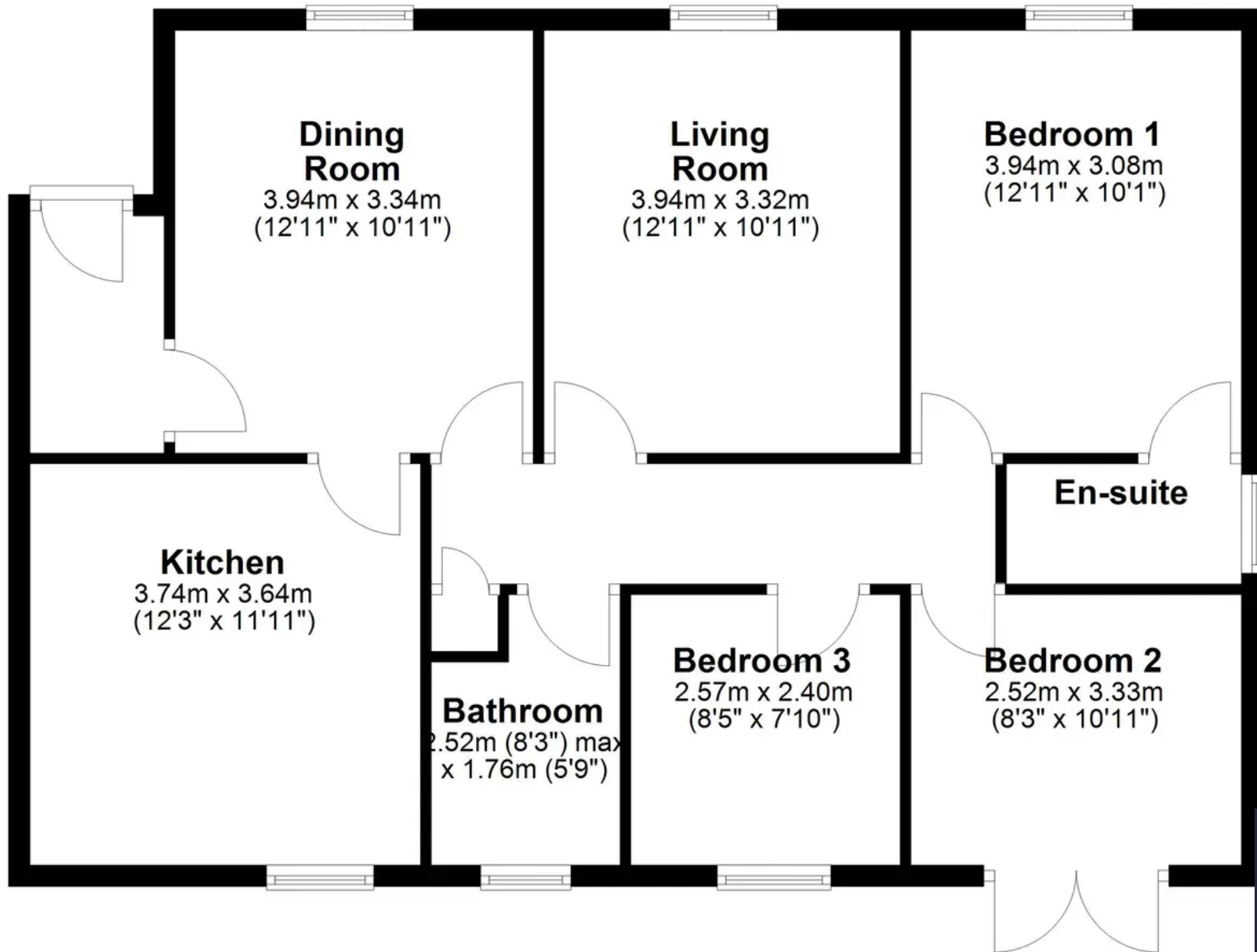
but if you want the traditional directions, please read on.

Opposite the parish church in Crediton, turn into Bowden Hill and proceed to the top. At the top (be careful as it’s a sharp left) turn left and immediately right into Barnfield. Continue up the hill and pass the entrance to Brays Close on your right and the bungalow will be found on your right



Ground Floor

Approx. 85.7 sq. metres (922.8 sq. feet)



Total area: approx. 85.7 sq. metres (922.8 sq. feet)



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