



Middle Down, Down St. Mary

Guide Price £995,000

HELMORES
SINCE 1699

Middle Down

Down St. Mary, Crediton, EX17 6EA

- A unique village edge home
- Approx. 30 years old
- 5 bedrooms and 4 bathrooms
- Generous room sizes
- Half acre gardens
- Stunning views
- Detached double garage with office / shower room
- Level gardens and ample parking
- No onward chain
- Only 0.6 Miles from Morchard Road Railway Station

The pretty Mid Devon village of Down St Mary is a popular destination to live in this beautiful and unspoilt part of Devon. Located away from main roads but without being too far off the beaten track and yet within a couple of miles of the Tarka line, linking Exeter and Barnstaple by rail, and less than 15 minutes from Crediton with its schools and amenities, it is a small village with a great community.



HELMORES
SINCE 1699



Situated on the edge of the village, just off the village green, Middle Down is a one-off property that has never been on the open market. Designed and built by the current owners to their own specification, it is a perfect family home inside and out. The house occupies a plot of just over half an acre and with over 2800 sqft of floor space, there is plenty of room to enjoy. The large room sizes and flexible layout makes it suitable for a range of buyers and there is also scope for multi-generational living. So not only is it a lovely design with interesting elevations and a wonderful floorplan, there is also the potential to further improve. It has been 30 years since it was built to a very good standard but of course, a new owner may choose to make some cosmetic changes to suit.

The property is approached from the country lane over a driveway, and then through the gated entrance into an expansive parking area with plenty of room for those with a caravan/motorhome/trailer etc. A detached double garage is a lovely addition with an electric door and staircase to the first floor office with its own shower room, ideal for those with hobbies or working from home, plus even more guest space if it is required. As previously mentioned, it is a generous plot with the gardens extending to both the north side (approach/driveway) and the south side with the main gardens and the rural views. The plot is level with large (marquee sized) lawns, fencing and natural hedging.



Internally, the house has a great layout with 3 reception rooms on the ground floor and the flexibility of a ground floor bedroom (currently used as an office) is included in this. The rooms are a really good size and the living room, dining room and kitchen, all enjoy that south facing view over the garden and the adjoining countryside. As well as the living spaces, there is a useful utility room and a couple of WC's on the ground floor. On the first floor are 5 bedrooms, 3 with ensembles which again adds to the flexibility of the layout. It goes without saying that with this much room, storage is abundant with most of the bedrooms having built in storage as well as a large loft space.

This is a wonderfully large, individual and special family home that will not disappoint from the minute you arrive.

Agents' Note: The plot is approx. half an acre but there is an option to purchase an additional third of an acre in front of the house which would make it approx. 0.90 acres in total.

Please see the floorplan for room sizes.

Current Council Tax: Band G – Mid Devon 2024/25- £3919.18

Approx Age: 1994

Construction Notes: Block cavity and slate roof

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (septic tank)

Heating: Oil fired central heating

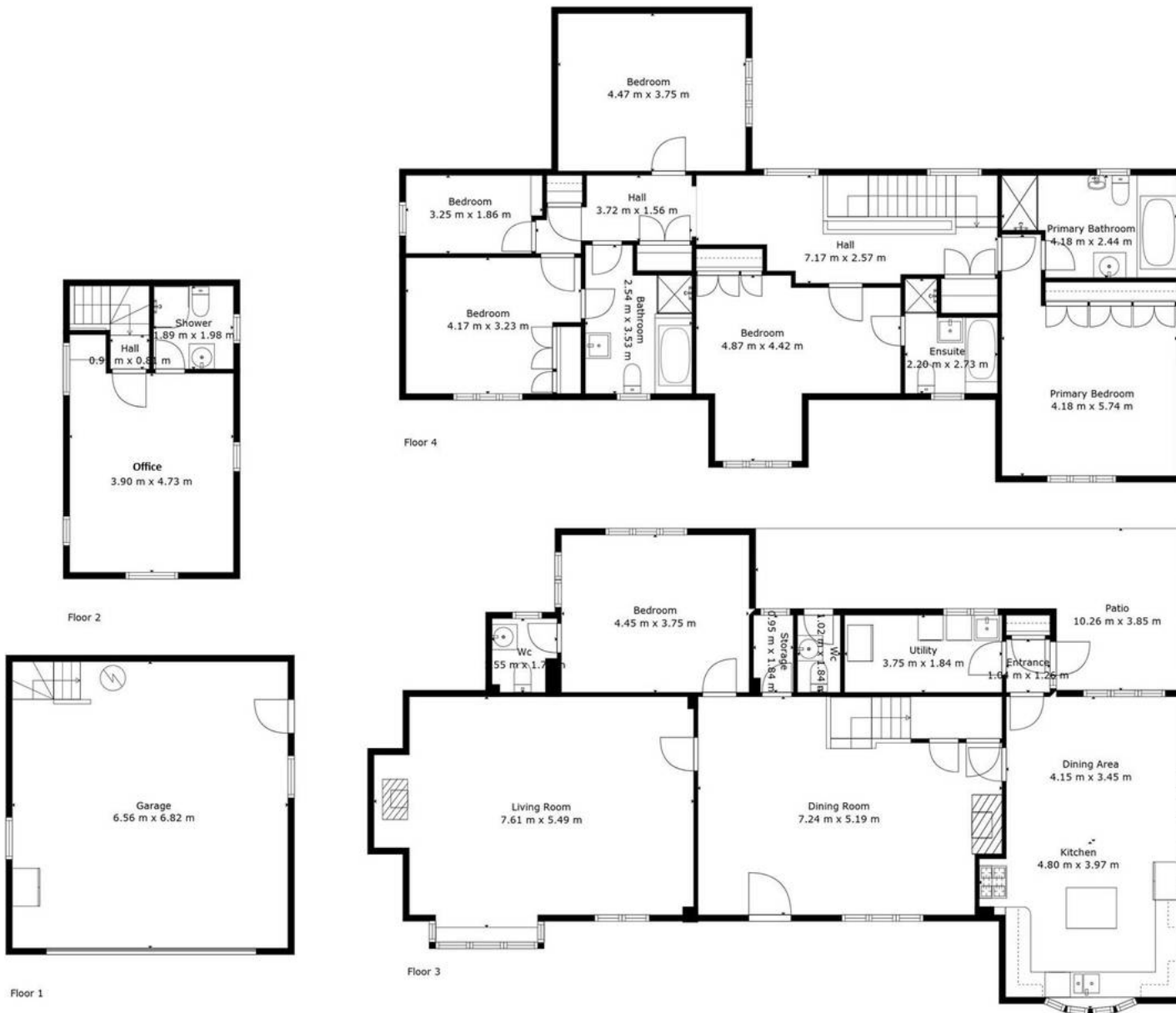
Listed: No

Conservation Area: Yes

Tenure: Freehold







TOTAL: 267 m2
 BELOW GROUND: 0 m2, FLOOR 2: 18 m2, FLOOR 3: 140 m2, FLOOR 4: 109 m2
 EXCLUDED AREAS: GARAGE: 45 m2, LOW CEILING: 25 m2, STORAGE: 2 m2,
 PATIO: 26 m2

Measurements Are Calculated By Technology, Deemed Highly Reliable But Not 100% Guaranteed.





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 Copplestone 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 6EA and the What3Words address is [///listening.agenda.wiped](https://www.what3words.com/#!/listening.agenda.wiped)

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

Turn off the A377 into Barn Hill at Waterbridge Cross (A377). Bear left when you reach the village and you'll reach The Green (grassy triangle). Bear left and left again and the entrance to Middle Down will be found on the left.



HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.