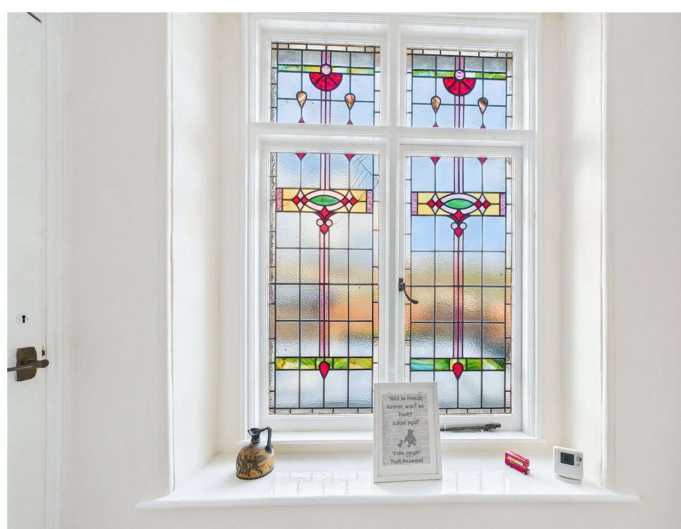
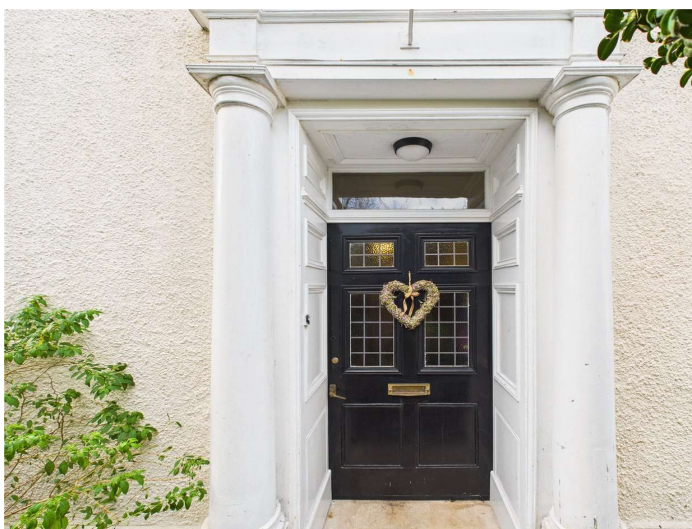




1 Church Street, Crediton, EX17 2AQ

Guide Price of £485,000

A substantial Grade II Listed town house, with versatile accommodation, period features and a charming garden.
Located in the heart of Crediton with wonderful church views.

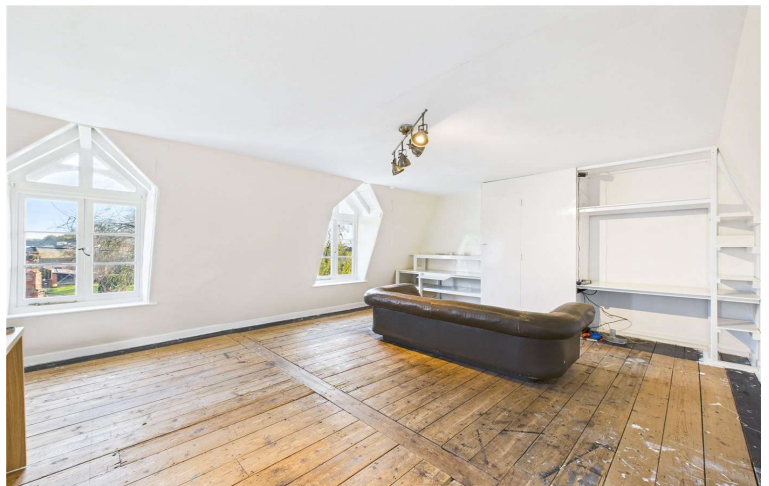
Winkworth

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Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk



An impressive Grade II Listed townhouse, believed to date from the early 1800s, offering a rare opportunity to acquire a substantial period home rich in character. Positioned to enjoy delightful views of Crediton's prominent church, the property combines historic charm with versatile accommodation arranged over three well-proportioned floors.

The house retains a wealth of original and characterful features throughout, including traditional sash windows, striking gothic arched and lead-lined windows, feature fireplaces and attractive original tiled flooring within the entrance hall, all of which contribute to the home's distinctive and elegant atmosphere.

The ground floor provides a seamless and flexible layout, ideally suited to modern family living and entertaining alike. This level comprises a welcoming sitting room with wood-burning stove, a formal dining room perfect for gatherings, a cosy study or snug, a well-appointed kitchen and a convenient guest cloakroom.

The first floor is approached via an impressive landing, illuminated by a beautiful lead-lined feature window that floods the space with natural light. This floor offers three generously sized bedrooms and a stylish family bathroom. The principal bedroom benefits from its own shower area with basin, while an additional WC is accessed from the landing, providing excellent practicality for family use.

The second floor offers two further highly versatile rooms, currently arranged as bedrooms with an accompanying bathroom. This level lends itself equally well to alternative uses, such as a studio, home office, guest accommodation or a private living area for older children or dependants.

To the right-hand side of the property is a covered yard, providing useful storage space. The garden is located to the front of the property and is attractively laid out with an area of lawn, established shrubs, seating areas and a selection of mature trees. The property has no allocated parking.

DIRECTIONS: Using the What3Words App, search [lighter.museum.everybody](https://www.what3words.com/)

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.



SUMMARY

- Located in the heart of Crediton with church views
- Substantial Grade II Listed town house Dating back to the early 1800s with period features
- 5 bedrooms
- Versatile accommodation over 3 floors
- Charming front garden
- Generous covered yard

PROPERTY INFORMATION:

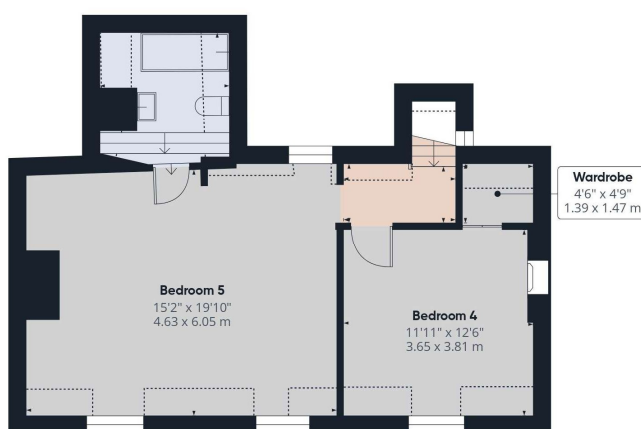
COUNCIL TAX: Band D
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric & Water
DRAINAGE: Mains Drainage
BROADBAND: High Speed Broadband Available
MOBILE SIGNAL: Good Coverage
HEATING: Gas Central Heating
LISTED: Yes, Grade II
TENURE: Freehold
CONSERVATION AREA: Yes
FLOOD RISK: Very Low



Ground



Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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