



2a Golden Joy, Crediton, EX17 1EA

Guide Price £550,000

A stylish and contemporary one-off home, occupying an elevated position in Crediton with panoramic southerly views across the town and surrounding Devon countryside towards Dartmoor. This exceptionally energy-efficient, high-specification home offers impressive reverse-level accommodation, a spacious open-plan living and entertaining area, level access, landscaped accessible garden, substantial balcony and private driveway with EV charging.

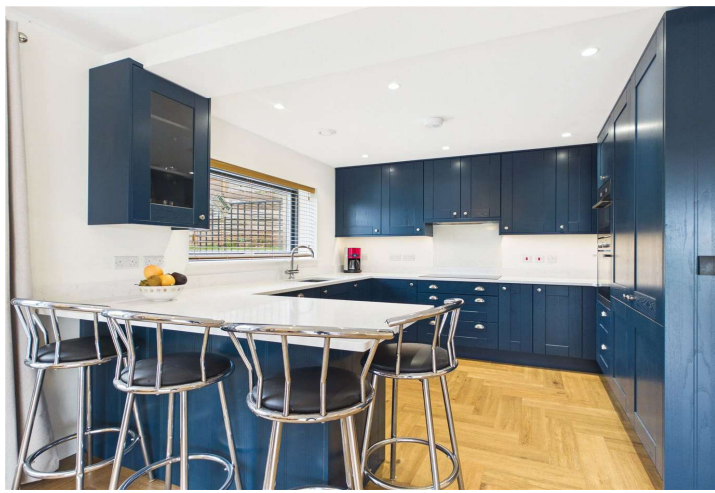
Winkworth

Winkworth.co.uk

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



A stylish and contemporary one-off detached home, occupying an elevated position in Cridton and enjoying panoramic southerly views across the town and surrounding Devon countryside towards Dartmoor. Designed with level access and a reverse-level layout to make the most of its exceptional outlook, this unique property offers bright and spacious accommodation arranged over two floors, with a versatile layout ideally suited to modern living.

The entrance level opens into an impressive open-plan living space, incorporating a high-specification contemporary kitchen with high-end, generously sized integrated appliances, a boiling water tap, generous worktop space and a substantial breakfast bar. Large sliding glazed doors extend the living area onto a substantial balcony spanning the front of the property, providing an ideal space for outdoor dining, entertaining or simply relaxing and enjoying the panoramic countryside views. Also on this floor is a double bedroom and contemporary shower room, with step-free access from the driveway to the principal living accommodation and landscaped garden, offering flexibility for a variety of living arrangements and making the property particularly appealing to those with reduced mobility.

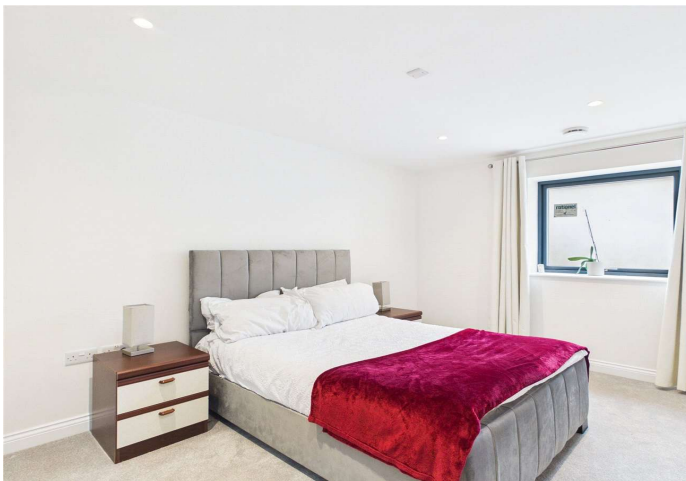
The lower floor provides three further bedrooms, two with en-suite facilities. The spacious principal bedroom benefits from a dedicated dressing area, while its en-suite bathroom also enjoys Jack and Jill access from the hallway. The fourth bedroom offers flexibility for use as a home office, guest bedroom or additional family accommodation. The hallway also provides access to a passage leading out to the garden, together with a separate utility room.

To the front, a private driveway provides off-road parking for two vehicles, complete with an electric vehicle charging point. A gated entrance leads along a level pathway to the front door, with a useful external storage shed ideal for bicycles, garden equipment and bins. The landscaped garden includes an area of lawn and a patio, both accessible without steps from the entrance level. Steps lead down to the lower level of the property, while a pathway connects the garden to the extensive balcony, providing an ideal accessible and private garden space to enjoy the property's elevated position and far-reaching views.

Designed and constructed along Passivhaus principles, with energy efficiency, comfort and simplicity at its heart, the property achieves the highest EPC rating of A. High-performance Rational triple-glazed windows and doors, exceptional levels of thermal insulation and airtightness, together with mechanical ventilation with heat recovery (MVHR), help maintain comfortable indoor temperatures throughout the year whilst minimising energy consumption.

An efficient air-source heat pump provides heating and hot water, complemented by solar photovoltaic panels and intelligent energy management systems which divert surplus solar electricity to heat water or charge an electric vehicle. Further sustainable features include an electric vehicle charging point, green roof and rainwater harvesting system supplying an external tap. Together, these carefully integrated technologies create a comfortable, environmentally conscious home with the potential for exceptionally low running costs.

DIRECTIONS: Using the What3Words App, search [averages.snake.galloped](#)



SUMMARY

- One-off contemporary detached home with high-quality finishes
- Panoramic southerly views across Crediton and the countryside towards Dartmoor
- Impressive open-plan living accommodation with substantial balcony
- Four bedrooms, two with en-suite facilities
- Three bath/shower rooms
- Step-free access to principal living accommodation, bedroom, shower room and garden
- Exceptional energy efficiency — EPC Rating A
- Air-source heat pump, solar PV and mechanical ventilation with heat recovery
- Triple glazed throughout
- Landscaped garden, rainwater recovery and private driveway with EV charging
- 10-year Build-Zone structural warranty

PROPERTY INFORMATION:

COUNCIL TAX: Band E

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electricity and Water. Solar Panels (Owned)

DRAINAGE: Mains Drainage. Rainwater Recovery System

BROADBAND: Broadband Available

MOBILE SIGNAL: Good Coverage

HEATING: Air Source Heat Pump. Under-floor Heating

LISTED: No

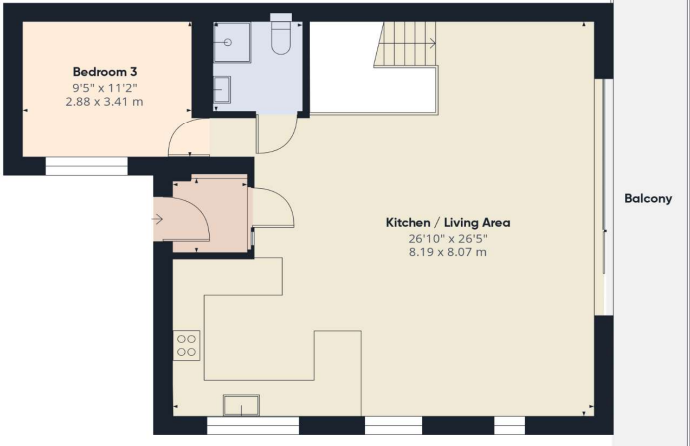
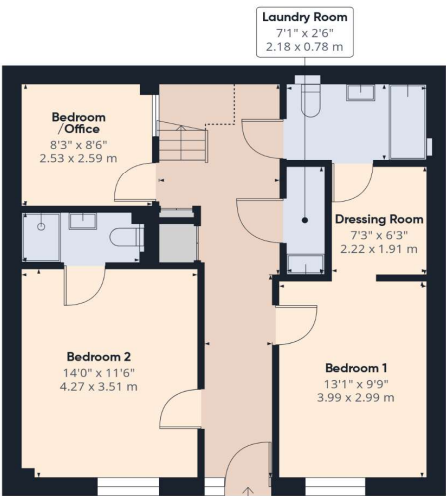
TENURE: Freehold

CONSERVATION AREA: No

Flood Risk: Very Low

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.



Approximate total area⁽¹⁾
1411 ft²
131.2 m²

Reduced headroom
18 ft²
1.6 m²

(1) Excluding balconies and terraces

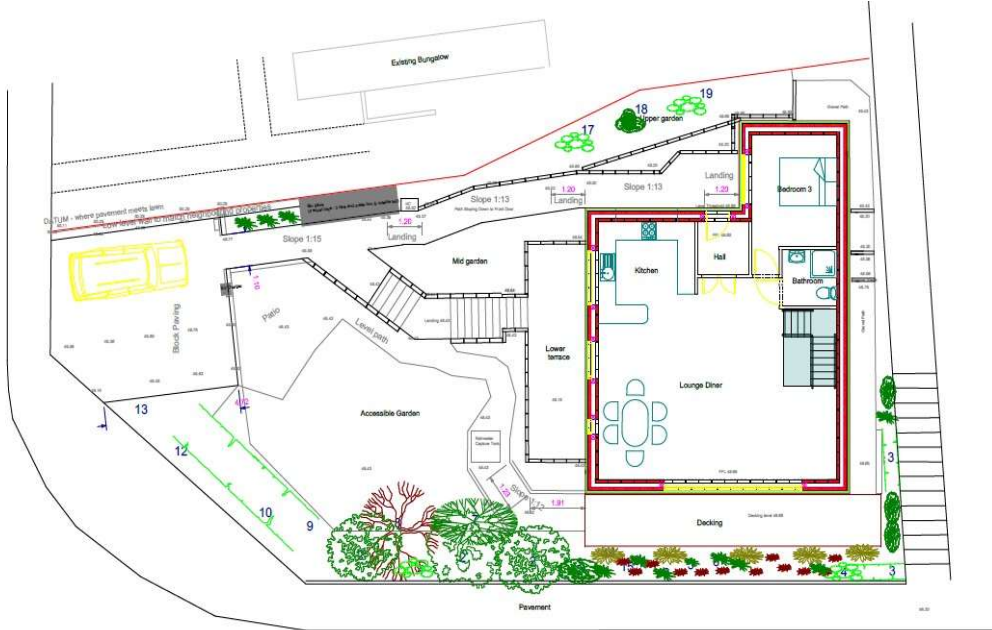
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	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.