Merryfield, 2 Staddlestones Park, New Buildings, EX17 4PZ

Guide Pirce £450,000

A generous 4 bedroom detached family home located in the rural hamlet of New Buildings, near Crediton. The property benefits from mature gardens, ample parking and a double garage.

Winkworth

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Nestled within a peaceful rural hamlet just 3.5 miles from the thriving market town of Crediton, Merryfield is a modern detached residence offering over 2,000 sq. ft of versatile family accommodation, set within generous grounds of approximately a quarter of an acre.

Occupying the central position within a collection of three individually built homes dating from the 1990s, the property enjoys a delightful setting combining rural tranquillity with convenient access to local amenities, schools and transport links.

Designed with family living in mind, the well-proportioned accommodation includes four bedrooms, a spacious sitting room, separate dining room, kitchen/breakfast room, conservatory, study, principal bedroom with en-suite shower room, and a family bathroom. The flexible layout provides excellent scope for modernisation, allowing purchasers the opportunity to create a contemporary home tailored to their own tastes and lifestyle.

Outside, the property offers a generous parking and turning space, together with a detached double garage, suitable for several vehicles. The mature gardens are a particular feature, comprising established shrubs, lawned areas and a vegetable garden, creating an attractive outdoor environment with ample room for family enjoyment, gardening and entertaining.

DIRECTIONS: Using the What3Words App, search landowner.staining.farmed

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SUMMARY

- Generous detached family home
- Located in a rural hamlet near Crediton
- Over 2,000 sq. ft. of accommodation
- 4 bedrooms, 3 receptions and 2 bathrooms
- Mature south-east facing gardens
- Approaching a quarter of an acre plot
- Ample off-street parking and double garage

PROPERTY INFORMATION:

COUNCIL TAX: Band E
LOCAL AUTHORITY: Mid Devon Council
SERVICES: Mains electricity and water
DRAINAGE: Shared private treatment plant
HEATING: LPG central heating
BROADBAND: Available
MOBILE SIGNAL: Good outdoor Coverage
LISTED: No
TENURE: Freehold
CONSERVATION AREA: No
FLOOD RISK: Very Low

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Approximate total area(1)

2004 ft²

186 m²

Reduced headroom

19 ft²

1.8 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.

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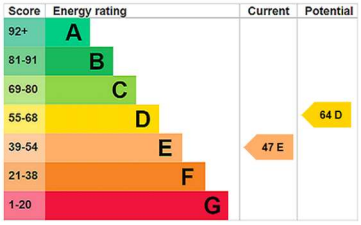

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