



3 Lynwood Terrace, High Street, EX17 3JR

Guide Price £335,000

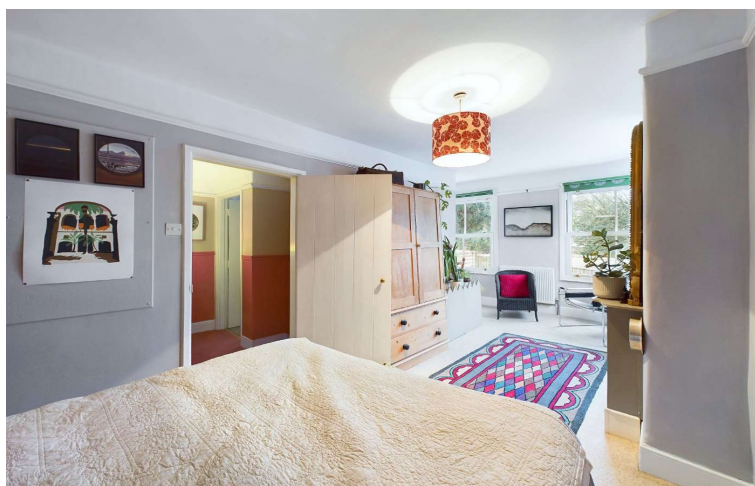
A rare opportunity to purchase a substantial period house tucked away just moments from the High Street, offering spacious accommodation and exceptional outdoor space.

Winkworth

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crediton@winkworth.co.uk

Exeter: 01392 271177
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Tiverton: 01884 675 675
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Tucked away in the heart of Crediton, this truly unique period home is a hidden gem, enjoying a surprisingly private setting just moments from the town centre and its excellent range of shops and everyday amenities. Occupying the end of a charming row of period properties, believed to date back to the early 19th century, the house is full of character and charm, complemented by a tasteful and sympathetic presentation throughout by the current owners.

Arranged over three floors, the versatile accommodation provides three bedrooms, two bathrooms, a living room, kitchen, dining area and a particularly useful large utility room. An unusual feature is the provision of two separate front access doors, offering excellent potential for creating ancillary or self-contained accommodation, making the property particularly suited to multi-generational living. Currently, the ground floor provides a bedroom, bathroom and generous utility room, which could readily be adapted to create an independent living space, subject to any necessary consents.

The character of the property is complemented by a wonderful rear garden, which is an exceptional feature for a home so close to the town centre. Mature and attractively landscaped, the garden incorporates an abundance of established shrubs and trees, areas of lawn and a productive vegetable garden. A charming patio provides an ideal setting for outdoor dining and entertaining, while a selection of timber outbuildings

currently provides versatile space used as art studios, workshops and storage.

Completing this impressive and highly individual property is a timber carport providing off-road parking, with double gates opening onto a rear access track. Combining period charm, versatile accommodation, extensive gardens and excellent potential for ancillary living, this is a particularly rare opportunity to acquire a character home in such a convenient yet secluded town centre location.

DIRECTIONS: Using the What3Words App, search [shun.speedy.limit](https://www.what3words.com/)

NOTE: The property is accessed via a set of steps that lead to the front door.

PLEASE NOTE:

Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.



SUMMARY

- Tucked away in the heart of Crediton
- Generous 3 storey period home
- Charming features and characterful interiors
- Annexe potential for multi-generation living
- Substantial gardens and patio area
- Timber workshop and studio
- Carport and timber stores
- Ample parking with gated access at the rear

PROPERTY INFORMATION:

COUNCIL TAX: Band B

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric & Water

DRAINAGE: Mains Drainage

BROADBAND: Full Fibre Broadband Available
FTTP (Fibre to the Premises).

HEATING: Gas Central Heating

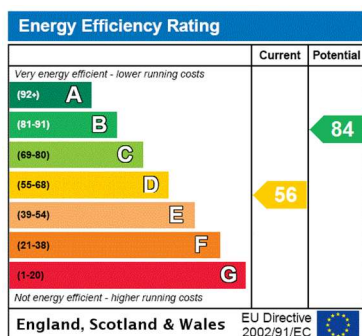
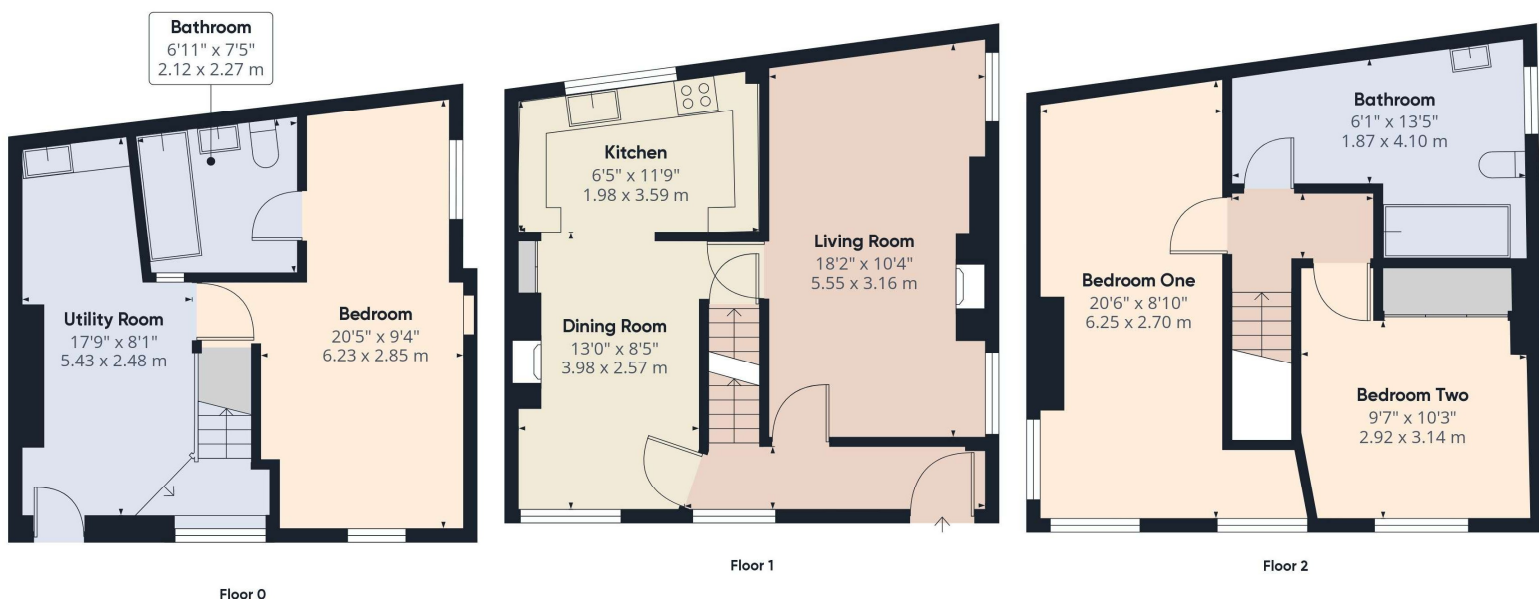
LISTED: No

TENURE: Freehold

CONSERVATION AREA: Yes

FLOOD RISK: Very Low

MOBILE SIGNAL: Coverage With Certain Providers



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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