



11 Uton, Crediton, EX17 3QJ

Guide Price £370,000

Uton is a charming Grade II* listed thatched cottage, brimming with character and historical significance. The property retains its period charm, with exposed beams, thick stone walls, and a stunning thatched roof, while providing ample space and comfort for family life.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



Accommodation:

Entrance Hall: The entrance hall leads to the main living areas, featuring charming period details that set the tone for the rest of the property.

Sitting Room: A spacious and inviting living room with a stunning inglenook fireplace and wood burner, exposed beams, and large windows offering plenty of natural light. This is a perfect space for cozy evenings in or for entertaining guests.

Kitchen/Diner: A well-appointed kitchen/diner with a range of fitted units and integrated appliances. The dining area provides ample space for family meals and has views out to the garden.

Bedroom 1: A spacious double bedroom with views of the garden, offering a peaceful and relaxing atmosphere.

Bedroom 2: A second generously sized double bedroom, also retaining period charm.

Bedroom 3: A versatile single bedroom, ideal for a guest room, children's room, or home office.

Bathroom: A contemporary bathroom featuring a bath with an overhead shower, WC, and washbasin, complemented by modern tiles.

Outside:

Garden: The property benefits from a lovely garden, ideal for enjoying the outdoors. There's plenty of space for seating, dining, and gardening, with the peaceful surroundings making it a perfect retreat.

Parking: There is a parking space with further on-street parking available around the property.

Location:

The property is set in the picturesque hamlet of Uton, offering a tranquil lifestyle amidst the beautiful Devon countryside. Despite its rural setting, the property is just a short drive or cycle from the market town of Crediton, where you'll find a variety of shops, cafes, schools, and other amenities. There are also a variety of footpaths around the property including paths that can take you to the town and separately the train station.

Additional Information:

Tenure: Freehold

Grade II* Listed Status: This property is protected under Grade II* listing for its special historical and architectural interest.

Private Drainage (Septic Tank Shared With Neighbour)

Council Tax Band: C

Utilities: Mains water, electricity, Oil central heating

Broadband: Ultrafast full fibre broadband available



Key Features:

Grade II* Listed Cottage: A historically significant property, full of character with many original features.

Thatched Roof: A stunning, traditional thatch, adding to the property's unique charm and curb appeal.

Three Bedrooms: Well-sized bedrooms offering versatile accommodation for families or guests.

Character Features: Original period details throughout, including exposed wooden beams, thick stone walls, and a large inglenook fireplace.

Spacious Living Room: A bright and cozy living room with a feature fireplace, perfect for relaxing or entertaining.

Kitchen/Diner: A spacious kitchen/diner with a range of storage options and worktop space, ideal for family meals and social gatherings.

Modern Bathroom: Stylish family bathroom with contemporary fixtures and fittings.

Delightful Garden: A large, private garden offering the perfect spot to enjoy outdoor living, with space for dining, gardening, and relaxation.

Countryside Living: Located in a tranquil village setting, surrounded by beautiful countryside, while being only a short distance from Crediton.

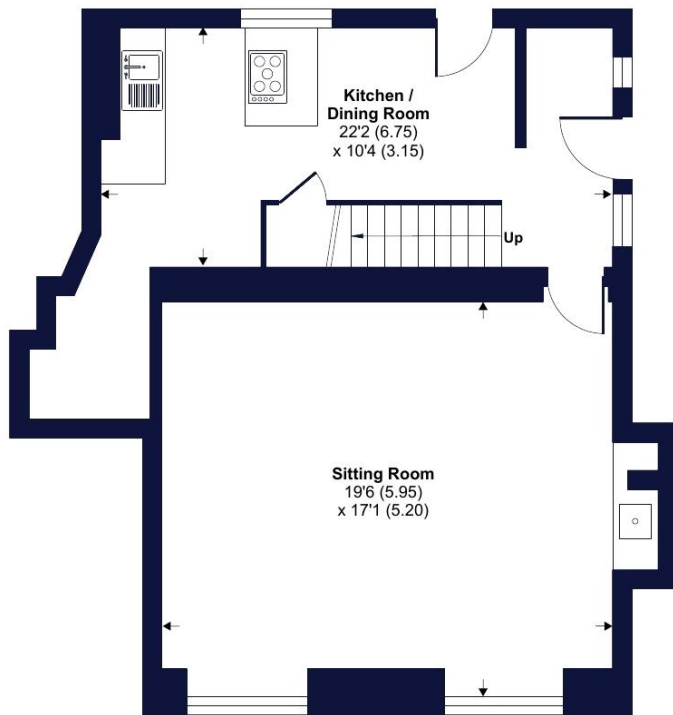
Uton Village, Uton, Crediton, EX17

Approximate Area = 1122 sq ft / 104.2 sq m

Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 1159 sq ft / 107.6 sq m

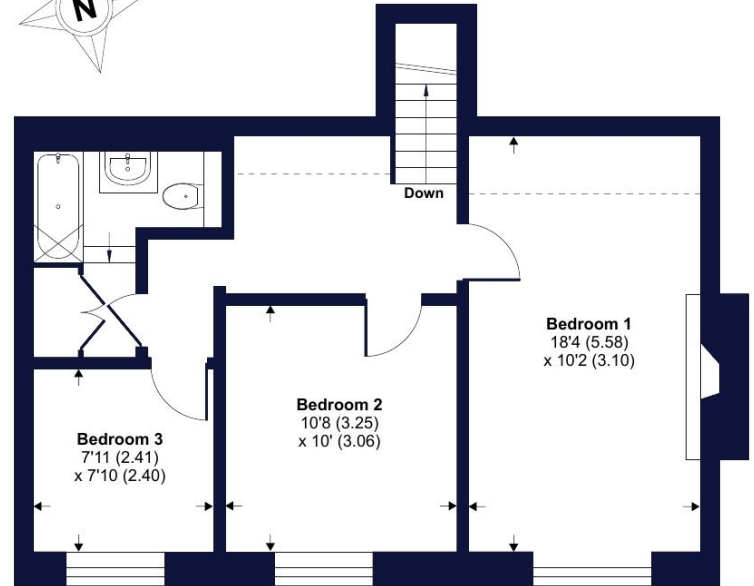
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GROUND FLOOR



Denotes restricted head height



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Winkworth. REF: 1202040

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