



The Old Railway Cottage, Uton, Crediton, EX17 3QW

Guide Price £395,000

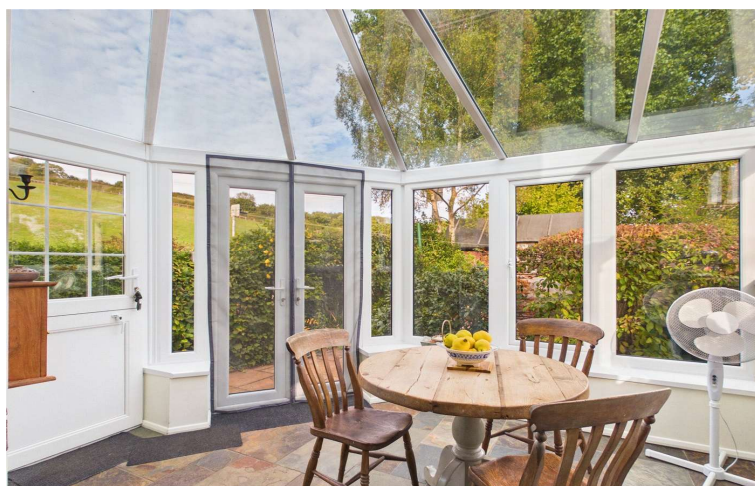
A unique and charming 3 bedroom cottage, positioned alongside the railway line in Uton, a rural setting near Crediton, with an additional half an acre parcel of land featuring a garage/workshop, summer house, vegetable plot, orchard and delightful pond.

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The Old Railway Cottage is a truly unique period home, situated at Salmon Pool Crossing in the village of Uton, just one mile from the market town of Crediton and alongside the Crediton to Barnstaple railway line. Believed to date back around 200 years, the original stone cottage is thought to have served the local railway and crossing, with subsequent extensions creating a bright and spacious home full of character and charm.

The accommodation is arranged with three bedrooms, a generous sitting room featuring a wood burner, and a kitchen/dining room with a charming traditional stove. A conservatory provides additional living space, while a family bathroom and compact wet room offer practical convenience. Throughout, the property retains a welcoming cottage feel, with a distinctive history and an appealing blend of period character and everyday living space.

To the rear, a small cottage garden provides a pleasant outdoor retreat, with a patio area and timber shed. However, one of the property's most remarkable features lies across the railway line, where a separate parcel of land extending to approximately half an acre creates a delightful private oasis. This enchanting space includes a wildlife pond with its own small island, an orchard, a vegetable

garden and areas of grass, offering plenty of opportunity for those with an interest in gardening, wildlife or simply enjoying the outdoors. A collection of timber outbuildings further enhances the versatility of the land, including a garage/workshop and summerhouse.

Combining an intriguing railway heritage with generous accommodation and an unusual additional parcel of land, The Old Railway Cottage presents a rare opportunity to acquire a characterful home in a convenient village setting close to Crediton.

DIRECTIONS: Using the What3Words App, search [alcove.shovels.swordfish](#)

PLEASE NOTE:

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SUMMARY

- Semi-rural location along the Crediton to Barnstaple railway line at Salmon Pool Crossing
- Charming 3 bedroom cottage
- Small cottage garden with timber shed
- Detached half an acre parcel of land
- Parking, garage and workshop
- Generous summer house
- Delightful pond, orchard and vegetable garden

PROPERTY INFORMATION:

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon Council

SERVICES: Mains electricity and water

DRAINAGE: Private drainage

HEATING: Oil fired central heating. Wood burner.

Underfloor heating in kitchen, conservatory and wet room.

BROADBAND: Standard broadband available

MOBILE SIGNAL: Variable service depending on the network

LISTED: No

TENURE: Freehold

CONSTRUCTION: Original rendered stone cottage with standard construction extension on the ground floor with a single-skin first floor construction

CONSERVATION AREA: No

FLOOD RISK: Very Low

GIRAFFE360



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