



9 Union Hill, Down St. Mary, Crediton, EX17 6EQ

Guide Price £550,000

Winkworth

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A unique and substantial contemporary home situated within a charming hamlet, enjoying superb countryside views and located just a short distance from the popular market town of Crediton.

This impressive and highly versatile property offers extensive accommodation arranged over three floors, including a striking mezzanine living room and a vaulted dining room, creating a wonderful sense of space and light throughout.

Set within a generous plot, the property enjoys a fabulous tiered rear garden featuring a variety of mature shrubs, lawned areas, a vegetable plot, delightful seating areas and an orchard, making it ideal for both relaxation and entertaining. To the front of the property is an extensive gravelled parking area, along with a detached timber studio, a garage and an attached car port.

The ground floor comprises a front aspect sitting room, a double bedroom, bathroom, and a well-appointed kitchen with utility room and larder store. A standout feature is the vaulted dining room, predominantly glazed and offering attractive views over the garden.

The first floor provides an impressive master suite, benefitting from excellent built-in cupboard storage, a private balcony, walk-in wardrobe and an ensuite bathroom. Also on this level is a study with rear-aspect garden and rural views. The main living room is a bright and spacious entertaining area, positioned on the mezzanine overlooking the dining room, enjoying far reaching views and featuring a wood-burning stove.

On the second floor are two further bedrooms, sharing a family bathroom, along with an additional versatile room currently used as a gym, but equally suitable as a hobby room or additional office space.

DIRECTIONS: Using the What3Words App, search websites.lecturing.valuables

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.



SUMMARY

- Charming hamlet near Crediton
- Superb countryside views
- A unique contemporary home
- Extensive and versatile accommodation
- Generous plot for a gardener's haven
- Detached timber studio
- Ample off-street parking with a garage and car port

PROPERTY INFORMATION:

COUNCIL TAX: Band F

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains Electric, gas and water. Solar panels

DRAINAGE: Private - Treatment plant

BROADBAND: Broadband Available

MOBILE SIGNAL: Reasonable Coverage

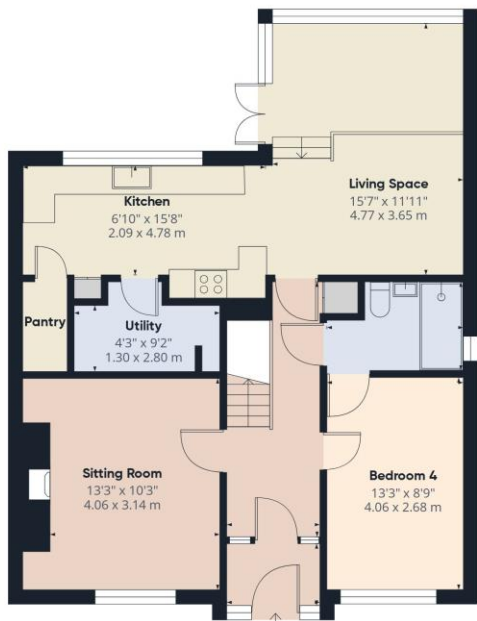
HEATING: Gas Underfloor heating

LISTED: No

TENURE: Freehold

CONSERVATION AREA: No

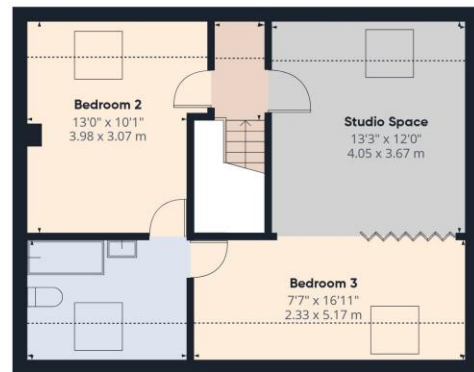
FLOOD RISK: Very Low



Ground



Floor 1



Floor 2



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 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.

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