



New House, Down St. Mary, Crediton, EX17 6EF

Guide Price £350,000

A beautifully presented detached three-bedroom home set in the peaceful heart of Down St Mary, a picturesque Mid Devon village with an enclosed garden, parking and garage.

Winkworth

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Built in 2007 and thoughtfully improved by its current owners, this home offers over 1,250 sq ft of well-designed living space, plus an integral garage and an enclosed landscaped garden to match. The location is a real draw—surrounded by rolling Devon hills, yet just a short distance from the A377 and within two miles of the Tarka Line at Morchard Road, offering regular rail links between Exeter and Barnstaple.

Inside, the property is beautifully presented and is thoughtfully laid out. The welcoming entrance hall leads to a generous front-to-back living room with an open fire and doors opening onto the rear patio, perfect for enjoying the garden. There's a spacious kitchen/dining room which makes a great social space, also with access to the garden. The ground floor is completed by a handy WC, and there's scope (subject to permissions) to convert part of the adjacent garage if additional living space is needed.

Upstairs are three comfortable double bedrooms, all of which enjoy good natural light. The main bedroom has an ensuite shower room and makes the most of the open views. The landing includes a study area and built-in storage, offering a practical space for working from home.

Outside, the rear garden has been carefully landscaped to include a mix of decking, paving, and sleeper-edged borders. It's a low-maintenance space that can be enjoyed throughout the seasons. To the front is a lawned area with parking for two to three vehicles, access to the garage, and a useful side store for additional storage.

The house benefits from mains gas central heating, uPVC double glazing, and has been well maintained throughout, making it a great option for those looking for a move-in ready home.

Down St Mary itself is a quiet and friendly village, with a church, village hall, and regular school transport links to Copplestone Primary and Queen Elizabeth's Community College in Crediton. There's a golf course close by and a choice of popular pubs and eateries in the surrounding area.

For Sat Nav use: EX17 6EF

What3Words: ///round.workshops.manly

From the A377 at Morchard Road, turn into Union Hill (opposite the Devonshire Dumpling). Continue up into Down St Mary. Upon entering the village, turn left into Barn Hill—New House will be on your right-hand side.

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.

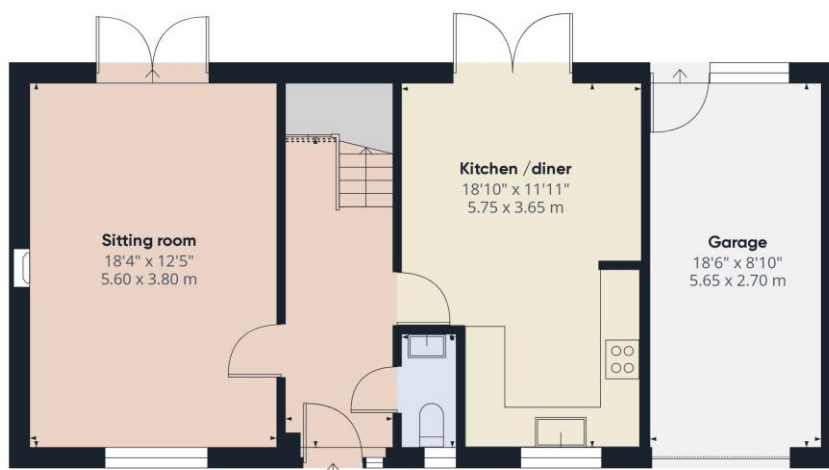


AT A GLANCE:

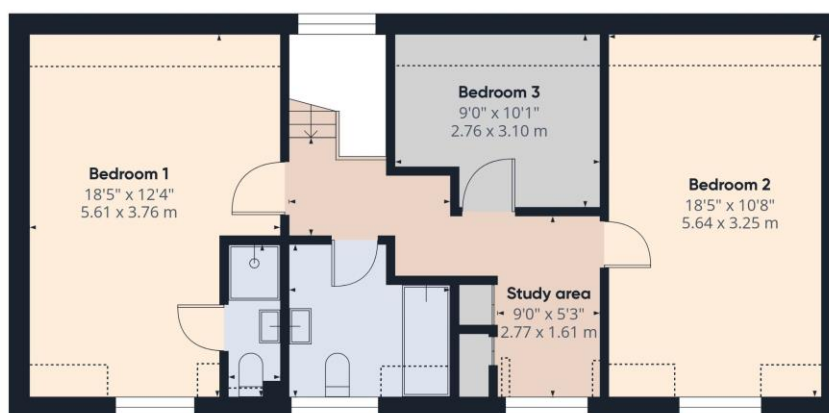
Spacious Detached Home
Three Double Bedrooms
Gas Central Heating
Generous Living Spaces
Private Enclosed Garden
Attached Garage & Ample Parking
Stunning Rural Views
Well Connected Location

PROPERTY INFORMATION:

COUNCIL TAX: Band D
LOCAL AUTHORITY: Mid Devon
SERVICES: Mains Electric, Gas & Water
DRAINAGE: Septic Tank
BROADBAND: Superfast Broadband Available
MOBILE SIGNAL: Limited Coverage
HEATING: Gas Central Heating
LISTED: No
TENURE: Freehold
CONSTRUCTION: Standard
CONSERVATION AREA: No
FLOOD RISK: Very Low



Ground



Floor 1

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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