STAGS

Newbury

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Yeoford, Crediton, Devon, EX17 5HA

Yeoford (1 mile), Crediton (7 miles), Exeter City Centre (16 miles)

A rare opportunity to acquire two detached homes set within approximately 4 acres of gardens, orchard and paddocks, enjoying complete privacy in a delightful rural setting.

- Versatile lifestyle property
- Ideal for multi-generational living
- Detached barn conversion
- Gardens, orchard and paddocks
- Council Tax Band: F
- Two detached dwellings
- Grade II Listed
- No near neighbours
- Approximately 4 acres
- Freehold

Guide Price £850,000

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SITUATION

Yeoford is a sought-after Mid Devon village set in a picturesque valley, around 4 miles from Crediton. It offers excellent transport links via its railway station on the Tarka Line to Exeter and Barnstaple, with easy access to the A30 via Cheriton Bishop. Despite its rural setting, the village has a strong community spirit and a range of amenities, including a primary school, nursery, church, community hall, and the recently refurbished The Duck pub and community shop. Regular events, beautiful countryside, and extensive walking routes make Yeoford ideal for families and those seeking an active country lifestyle.

Newbury enjoys a peaceful, secluded setting surrounded by unspoilt Mid Devon countryside, while remaining within easy reach of Crediton's shops, schools, and leisure facilities. The A30 is around 10 minutes away, providing excellent access to Exeter, Dartmoor, and the wider region. Renowned for its rolling farmland and scenic walking and riding routes, the area offers an appealing balance of rural tranquillity and connectivity.

DESCRIPTION

Set within approximately 4 acres of gardens, orchard and paddock land, Newbury is an exceptional country property offering a rare combination of charm, versatility and privacy. Approached through its own gates and sweeping grounds, the delightful detached thatched cottage provides a warm and welcoming principal residence, enjoying a picturesque setting surrounded by open countryside. Complementing the cottage is a detached barn conversion, thoughtfully converted in 2010 to create a substantial second dwelling. Positioned to provide independence and privacy whilst remaining conveniently close, it presents an ideal opportunity for multi-generational living, guest accommodation or income generation. The level grounds extend to approximately 4 acres and comprise attractive gardens, productive orchard and useful paddocks, creating a wonderful lifestyle property suited to those seeking space, seclusion and flexibility in an idyllic rural setting.

ACCOMMODATION

Newbury is a charming detached Grade II listed thatched cottage, rich in character and period appeal. Believed to date back many years, the property retains a wealth of original features, with exposed stone walls, impressive timber beams and a host of historic details that reflect its heritage and enduring charm. Newbury provides well balanced accommodation including three double bedrooms, a cosy sitting room, useful boot room and a beautifully appointed shower room. At the heart of the home is a welcoming kitchen/dining room, ideal for both everyday living and entertaining. Outside, mature gardens surround the cottage, with a magnificent wisteria adorning the exterior and a variety of secluded seating areas from which to enjoy the peaceful setting.

Complementing the cottage is The Barn, a detached conversion offering a more contemporary feel whilst retaining considerable character and warmth. The spacious ground floor includes a generous sitting room, linked to the kitchen/dining room by a striking double-sided wood-burning stove, together with a versatile third bedroom, study or games room. On the first floor are two comfortable double bedrooms served by a family bathroom. Unusually for a property of this nature, both dwellings offer substantial and well-proportioned accommodation, creating a superb arrangement for multi-generational living, guest accommodation or income potential, with neither property feeling secondary to the other.

GARDEN AND GROUNDS

Attached to The Barn is a substantial garage providing excellent storage, workshop space or secure parking. The attractive gardens principally surround the cottage, whilst The Barn enjoys its own private garden area together with delightful views across one of the adjoining paddocks. Beautifully established and thoughtfully maintained, the gardens feature well-stocked flower and shrub borders, mature trees and an irrigation system, creating a colourful and productive environment throughout the seasons. Beyond the formal gardens, the land extends to approximately 4 acres in total and includes a productive orchard together with two useful paddocks of approximately 1.3 acres and 1.5 acres respectively, offering excellent potential for equestrian, smallholding or lifestyle use. There are outbuildings suitable for stabling several horses and a vegetable garden which has an automatic irrigation system.

SERVICES

Utilities: Mains electric, private water (borehole), telephone
& broadband via Starlink (to both properties)
Drainage: Private Drainage - treatment plant
Heating: Electric and wood burners
EPCs: D (Newbury) & E (The Barn)
O2, Three, Vodafone and EE mobile network likely available (Ofcom)

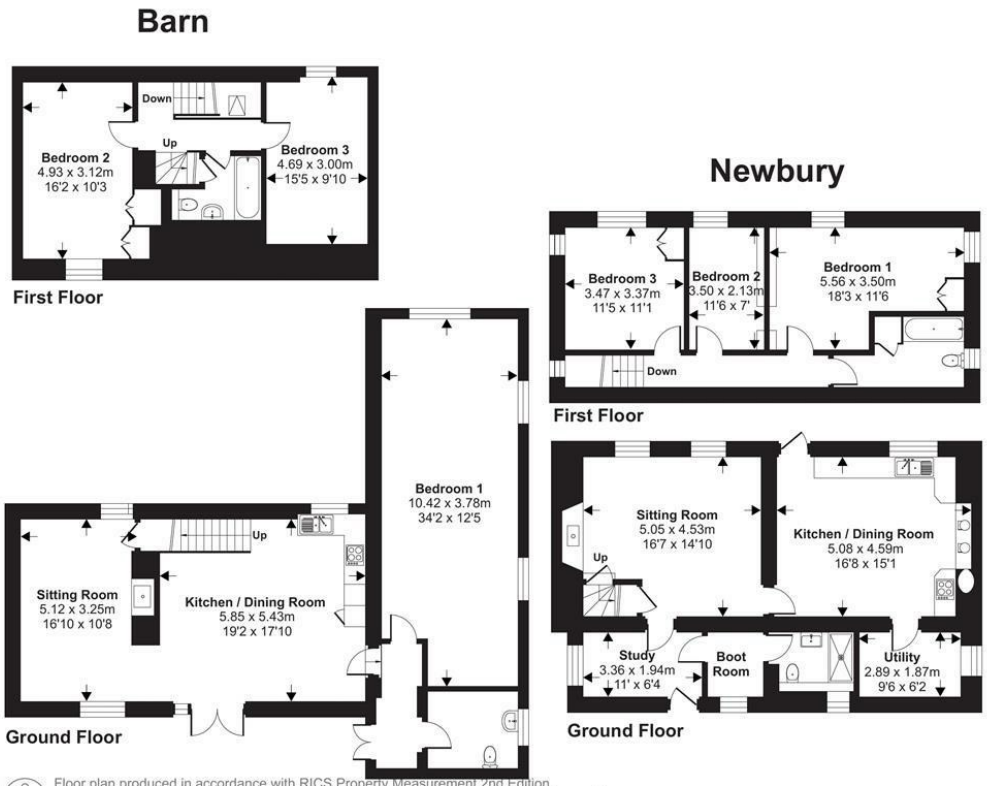
AGENT'S NOTE

The land is split over two titles but can be formed as one during the purchase. The barn conversion is an annexe to the cottage and as such is ancillary accommodation and falls within the same title and is subject to the listed status.

DIRECTIONS

From Crediton, head towards Yeoford and pass The Duck on your right. Go over the railway bridge and immediately right as signed to Hittisleigh. After approximately 1.7 miles, take the right turning as signed to Newbury. Go to the bottom of the hill and the entrance to Newbury will be ahead of you through the gate.
What3Words:///lists.drooling.bonnet

Barn = 1590 sq ft / 147.7 sq m
Newbury = 1321 sq ft / 122.7 sq m
Total = 2911 sq ft / 270.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Stags. REF: 1467616

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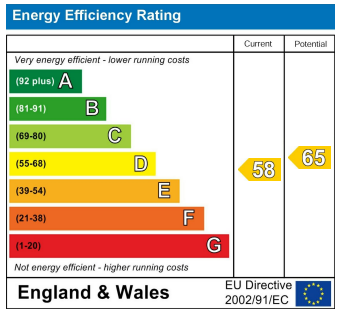

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