

Little Swallows

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Keymelford, Crediton, Devon, EX17 5JG

Exeter City Centre (13 miles), Exeter Airport (23 miles), Exeter Main Line St David's (11 miles)

Renovated bungalow with new barn and large yard enjoying a quiet Devon setting while remaining conveniently placed for Crediton and Exeter.

- Fully renovated four bedroom bungalow
- New roof and fully insulated
- 5 mins walk from Yeoford Station
- New bathrooms
- Council Tax Band: C
- New barn with large yard for multiple vehicles
- Stunning new kitchen / diner
- Motivated sellers
- EPC: D
- Freehold

Guide Price £595,000

SITUATION

Little Swallows occupies a peaceful rural setting in the small hamlet of Keymelford, surrounded by the gently rolling countryside of mid Devon. The property enjoys a quiet and private position while remaining within convenient reach of the market town of Crediton, which provides a comprehensive range of everyday amenities including shops, schools, cafés and medical facilities. The cathedral city of Exeter lies within easy commuting distance and offers a wider range of shopping, cultural and leisure facilities together with mainline rail services and access to the M5 motorway. The surrounding area is renowned for its attractive farmland, unspoilt villages and excellent opportunities for walking, riding and outdoor pursuits.

DESCRIPTION

Little Swallows is a highly attractive bungalow offering well-presented and versatile accommodation, together with gardens and grounds that take full advantage of the surrounding rural outlook. The property has benefited from an impressive programme of improvements by the current owners, including the installation of a new roof, along with comprehensive re-insulation and replastering throughout, creating a comfortable and well-maintained home.

Outside, the gardens provide a delightful setting for the property, thoughtfully arranged to make the most of the peaceful surroundings. Two patio areas offer ideal spaces for outdoor seating and entertaining, while areas of lawn and established planting provide colour and interest through the seasons. The overall plot affords a pleasing sense of privacy and tranquillity, making the property particularly appealing for those seeking a rural lifestyle while remaining within convenient reach of nearby towns.

A particular feature of the property is the large hardstanding yard, which leads to a modern workshop/barn measuring approximately 27 ft by 14.5 ft. The building benefits from power, a concrete floor and a roller door, and lends itself to a variety of potential uses. Adjacent to the barn is a useful dog kennel, and a log shed, further enhancing the practicality of the outdoor space.







ACCOMMODATION

The accommodation is well arranged and offers a comfortable and flexible layout, ideally suited to modern family living. At the heart of the home is a stunning kitchen/breakfast room, beautifully appointed and providing an excellent space for both everyday living and entertaining. The generous sitting room offers a welcoming and relaxing environment, while a separate snug provides a cosy additional reception space, ideal for quieter moments or use as a reading room or home office. A practical utility room adds further convenience.

The bedroom accommodation is equally well proportioned, comprising four bedrooms served by two bath/shower rooms, including a well-appointed principal suite. Together, the layout provides versatile and comfortable living space, well suited to a variety of lifestyles.

GARDEN AND OUTBUILDING

Outside, the gardens form an attractive setting for the property, thoughtfully arranged to take full advantage of the peaceful rural surroundings. Two patio areas provide excellent spaces for outdoor seating and al fresco dining, while areas of lawn and established planting create interest throughout the seasons. There is a useful garden shed and the overall plot enjoys a good degree of privacy and a tranquil atmosphere, making the property particularly appealing for those seeking a countryside lifestyle whilst remaining within convenient reach of nearby towns.

A further feature of the property is the generous hardstanding yard, providing ample space for parking and access to the modern workshop/barn, measuring approximately 27 ft by 14.5 ft. The building is well equipped with power, a concrete floor and a roller door, offering excellent versatility for a variety of uses. Positioned alongside the barn is a practical dog kennel, and a log shed, adding further functionality to the outdoor space.

SERVICES

Utilities: Mains electricity and water (not metered)
Drainage: Mains
Heating: Oil Central Heating
Mid Devon District Council - Band C
EPC Rating: D
EE, Three, O2 and Vodafone mobile network available (Ofcom)
Standard broadband available (Ofcom)

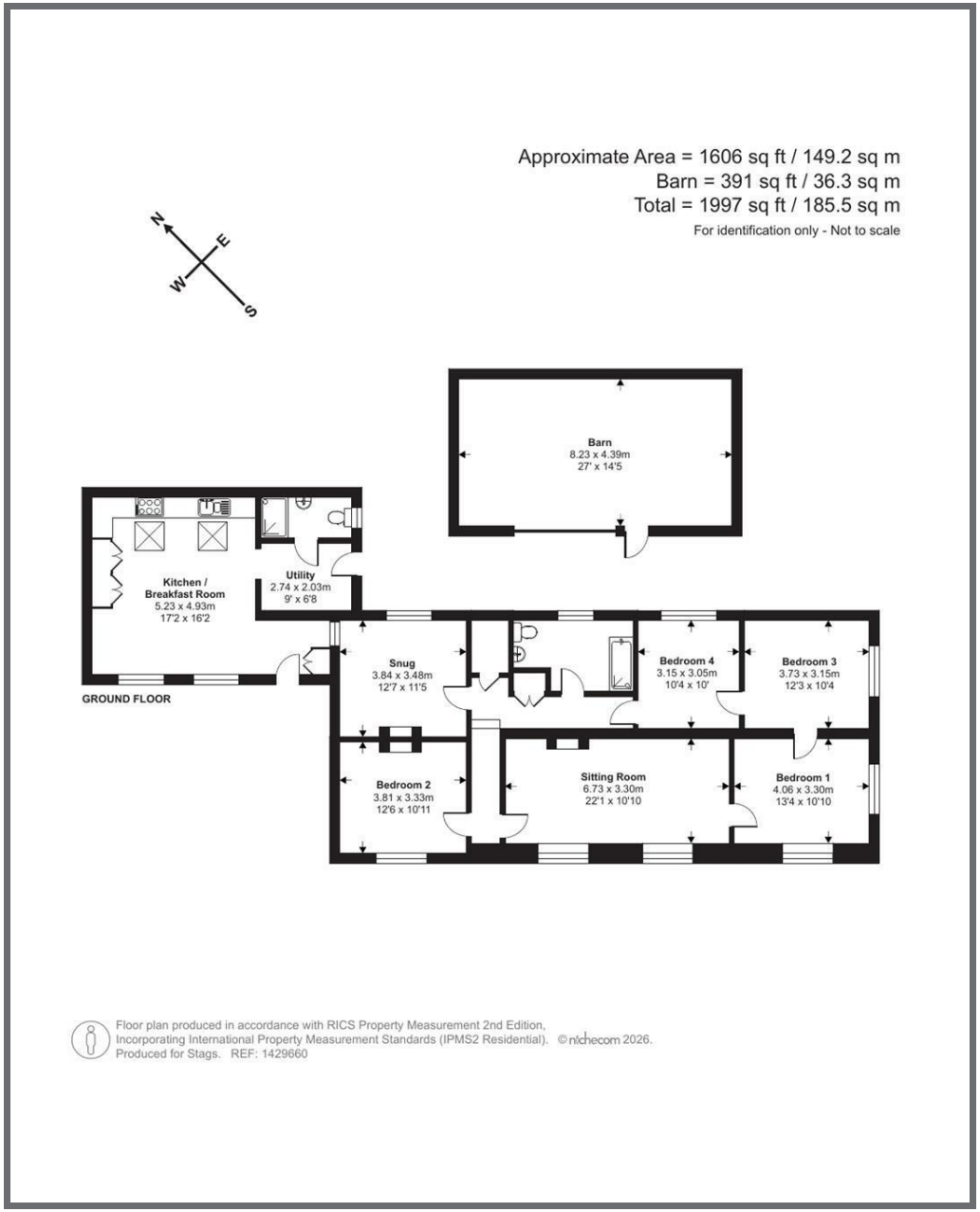


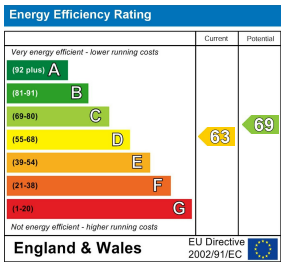




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21/22 Southernhay West, Exeter,
Devon, EX1 1PR

exeter@stags.co.uk

01392 255202