



TIDDLERS REST,
2 SALMON HUTCH
GUIDE PRICE **£365,000**

Characterful & Extended Cottage w/ Large Garden
UTON Nr. CREDITON

MILLER TOWN & COUNTRY
exp UK



- » Beautiful Extended 2 / 3 Bed Cottage
- » Seamless Blend of Character & Modernity
- » Light & Bright Throughout
- » Cottage Garden w/ Stream Border
- » Separate 0.5 ac Garden & Parking
- » Extensive Footpath and Bridleway Network
- » Rural But Less Than 1 mi from Crediton



The Property

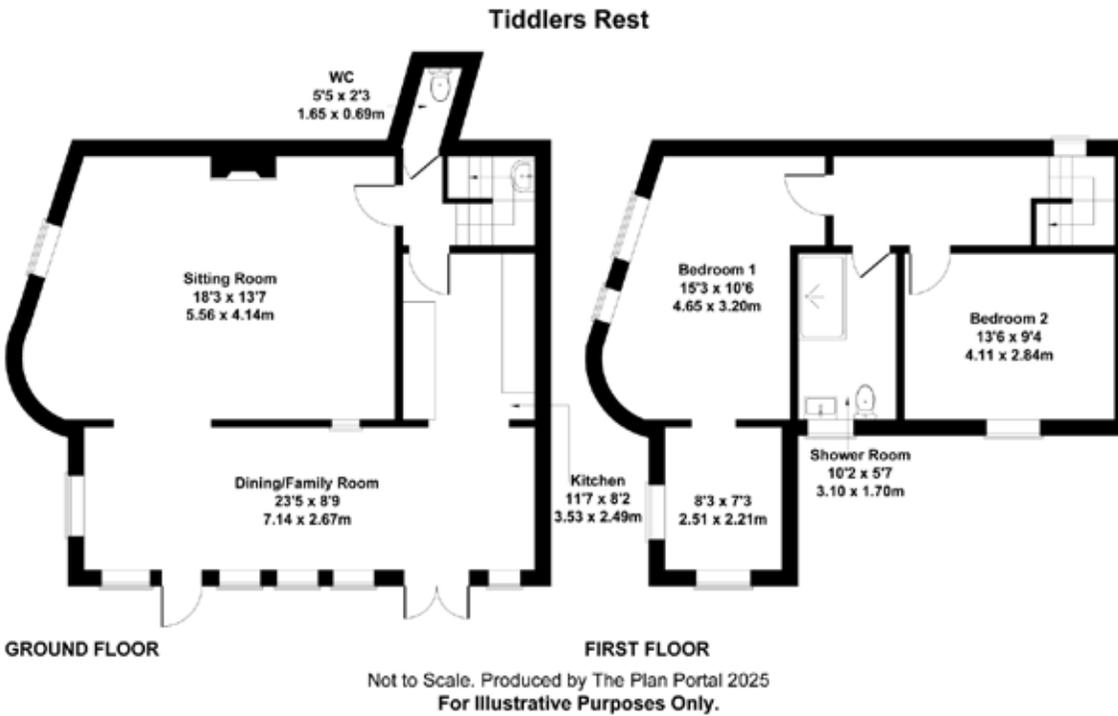
This impressive and unlisted period cottage has so much to offer its new owners, from historic character features like the original curved side wall and exposed beams, to the modern extensions and the exceptionally large garden. On the ground floor are the original sitting room with attractive stone fireplace and wood burner, a cottage kitchen with modern integral appliances, a spacious dining and family room housed in the front extensions and a WC. Upstairs are two generous double bedrooms and a possible third bedroom (or dressing room, nursery, office, etc.) accessed via the primary bedroom. Each bedroom has fantastic countryside views. The property also has a lift fitted that enables movement between the sitting room and primary bedroom without using the stairs, and this can remain in the property if the new owners desire it. The entire property is light and bright and has the warmth of a cherished home.

Outside

The outside of this property is truly fabulous! To the front is a pretty cottage garden with lawn, ornamental plantings, brick paver patio and a babbling brook at the bottom. To the side is an additional patio area, perfect for watching sunsets over the surrounding countryside. Across the small country lane is an approximately 0.5 acre parcel of land comprising lawns, a few mature trees, pond, two useful sheds and a private parking area. In total the property has approximately 0.6 acre, and it is an outdoor lover's paradise. There are also public footpaths and bridleways nearby if you fancy a ramble in the countryside or a walk into town!







Location

Uton is a small hamlet just under a mile southwest of the former market town of Crediton, which offers a broad range of amenities including supermarkets, independent shops, restaurants and pubs and primary and secondary schooling. The cathedral city of Exeter and its extensive array of retail outlets can be reached in under 20 minutes by car, and Crediton also has a station with connections to Exeter and on to the mainline between Paddington and Penzance.

KEY INFORMATION

- 2/3 Bedrooms
- 1 Bathroom
- 2 Reception Rooms
- Private Parking
- Not Listed
- Heating: Electric
- Utilities: Mains electricity, and water. Private drainage (shared)
- Restrictions: Right of access by foot for neighbouring properties. Adjacent garden only to be used for agricultural or private garden and or private car parking purposes. Title available upon request.
- Easements, Wayleaves: Electric poles in adjacent garden
- Public Rights of Way: None
- Flooding: One minor flooding event in the past due to blockage in stream, gov.uk yearly chance of flooding "very low"
- Notable Construction Materials: Timber framed windows
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: F (27)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: FTTP (Per Ofcom)
- Mobile Signal: Indoor limited, Outdoor Likely (Per Ofcom)
- Yes - step free access and lift to first floor

Miller Town & Country powered by eXp

01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

