

STAGS

Myrtle Cottage

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Yeoford, Crediton, Devon, EX17 5JD

Crediton (5 miles), Exeter City Centre (12 miles), Exeter Airport (23 miles)

A charming period cottage in popular village of Yeoford, with delightful cottage gardens and a versatile detached garden room.

- Charming not listed period cottage
- Detached garden room with wood burner
- Delightful gardens with ponds
- Garden shed
- Council Tax Band: C
- Utility room and cloakroom
- Sitting room with wood burner and bread oven
- Handmade wooden kitchen
- Off-road parking
- Freehold

Guide Price £300,000

SITUATION

Yeoford is a well-regarded Mid Devon village with a thriving community, parish church, village hall and railway station providing regular services to Exeter and Barnstaple. The market town of Crediton lies approximately 5 miles to the south-east and offers an excellent range of everyday amenities, whilst the cathedral city of Exeter provides a more extensive range of commercial, educational and recreational facilities together with access to the M5 motorway and mainline rail services.

DESCRIPTION

Dating back to around 1740's and unusually not listed, Myrtle Cottage retains a number of attractive period features including an original bread oven and a wood-burning stove set within the sitting room, creating a warm and welcoming principal reception space. The well-presented accommodation includes two bedrooms, while outside the beautifully landscaped cottage gardens offer a tranquil retreat with ornamental ponds, mature planting and a versatile detached garden room ideal as a home office, studio or hobbies space. Complete with off-road parking.







ACCOMMODATION

The accommodation is well arranged and comprises a good sized reception room with wood burner and bread over, a kitchen fitted with bespoke units and providing space for a dining table, together with a useful utility room and cloakroom on the ground floor. On the first floor are two double bedrooms, both enjoying views over the gardens and surrounding village setting. A family bathroom finishes off the accommodation on this floor.

GARDEN

A particular feature of the property is the attractive outside space. A covered porch provides a sheltered seating area and leads to the beautifully established gardens, which have been thoughtfully landscaped with meandering pathways, mature planting and two ornamental ponds. The detached garden room, complete with a wood-burning stove, offers excellent flexibility and could be utilised as a home office, studio, hobbies room or occasional guest accommodation, subject to individual requirements. A further garden shed provides additional storage.

The property benefits from off-road parking for one vehicle and enjoys a right of access across the neighbouring property to the rear garden.

SERVICES

Utilities: Mains water, electricity and drainage
Heating: Electric radiators and wood stove
EPC: E (54)
Standard and Superfast Broadband available from Plusnet (4G) (Ofcom)
EE, Three, O2 and Vodafone network available outdoors (Ofcom)

AGENT'S NOTE

There is a right of access into Myrtle Cottage at the rear through the neighbouring property

DIRECTIONS

WHAT3WORDS///diverting.voltages.informal

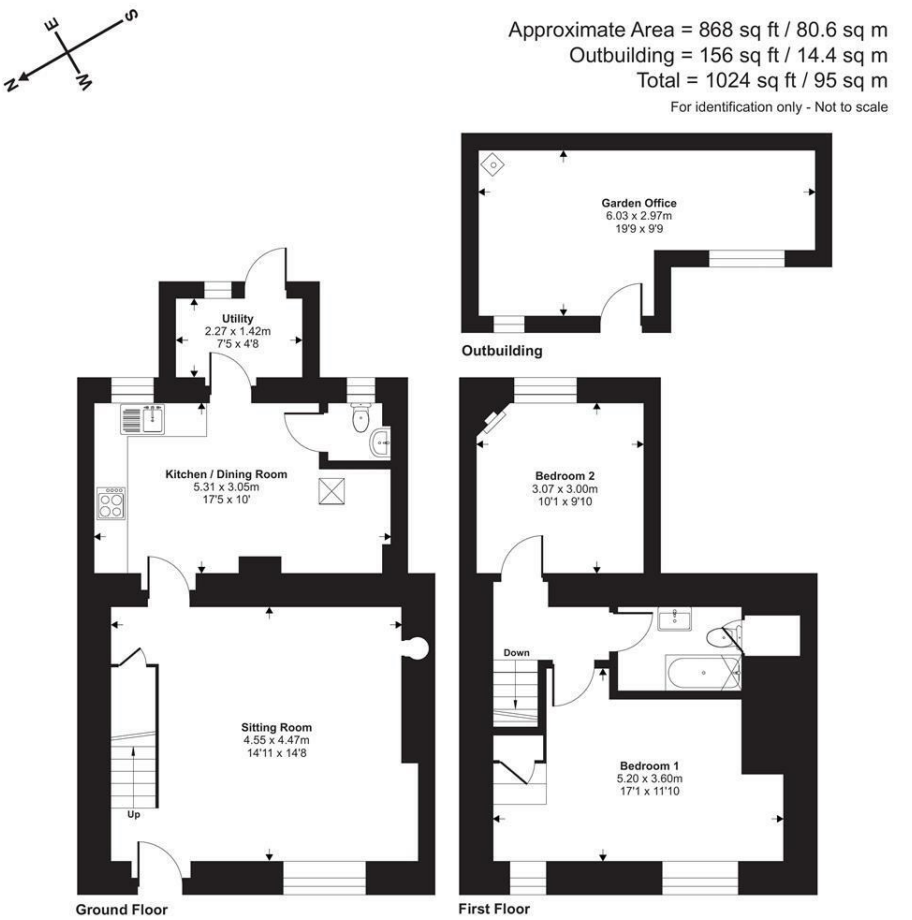


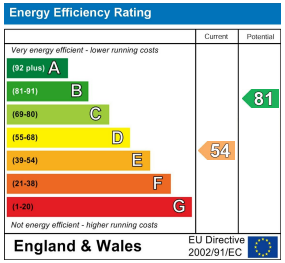




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