

The Mews Deep Lane, Crediton

Guide Price **£600,000**

The Mews Deep Lane

Crediton, EX17 2BY

- Distinctive stone-fronted detached home with historic coach house origins
- Wonderfully mature gardens approaching half an acre
- Tucked away setting just moments from Crediton town centre
- Four bedrooms plus separate study ideal for home working
- Kitchen/dining hub forming the heart of the home
- Characterful period proportions with charming original features
- Excellent scope to update and personalise to individual taste
- Sweeping private driveway providing ample parking
- Attached garage and garden terrace enhancing the outdoor setting
- Generous reception rooms offering flexible living and entertaining space

Set just off Deep Lane in the market town of Crediton and approached by a sweeping gravel driveway, The Mews is a distinctive stone-fronted detached home set within wonderfully mature gardens of just under half an acre. Despite the peaceful setting amongst established trees and shrubs, the property sits remarkably close to the centre of Crediton, making it unusually convenient for a house of this character and setting.









Historically, the property is understood to have formed part of the coach house buildings serving Tower House, a substantial villa that once stood on this land before the surrounding area was redeveloped in the 1970s to create the Tower Gardens neighbourhood. Today, The Mews remains as an individual home with a sense of privacy and space that is increasingly rare so close to town.
Inside, the house has the feel and proportions typical of period properties, beginning with a large and welcoming entrance hall that sets the tone for the rest of the accommodation. The first floor living room opens directly onto a generous garden terrace, creating a natural connection between the house and its gardens. On the ground floor, the kitchen/dining dining room forms the everyday hub of the home, supported by the all important utility room and ground floor WC. There is also a separate study, ideal for working from home or quiet reading space.

Upstairs there are four bedrooms, giving the house flexibility for family life, guests or additional workspace. The property has clearly been well cared for over the years, although some buyers may choose to update certain areas to suit their own style. The benefit of this is the opportunity to shape the house exactly how you would like it, while working with the generous space and established setting already in place.

The attached garage provides excellent storage and parking, while also offering potential to incorporate additional living space into the house, subject to the usual permissions. Outside, the gardens are a defining feature of the property. Extending to just under half an acre, they include lawns, terraces and established planting that provide privacy and colour throughout the seasons. A greenhouse abuts the garage plus there is a garden shed.

Altogether, The Mews offers a rare opportunity to own a detached period home within substantial gardens, all within easy reach of Crediton's shops, schools and amenities. It is a property that combines character, space and convenience in a way that is seldom available so close to the town centre.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Construction: Stone

Listed: No

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

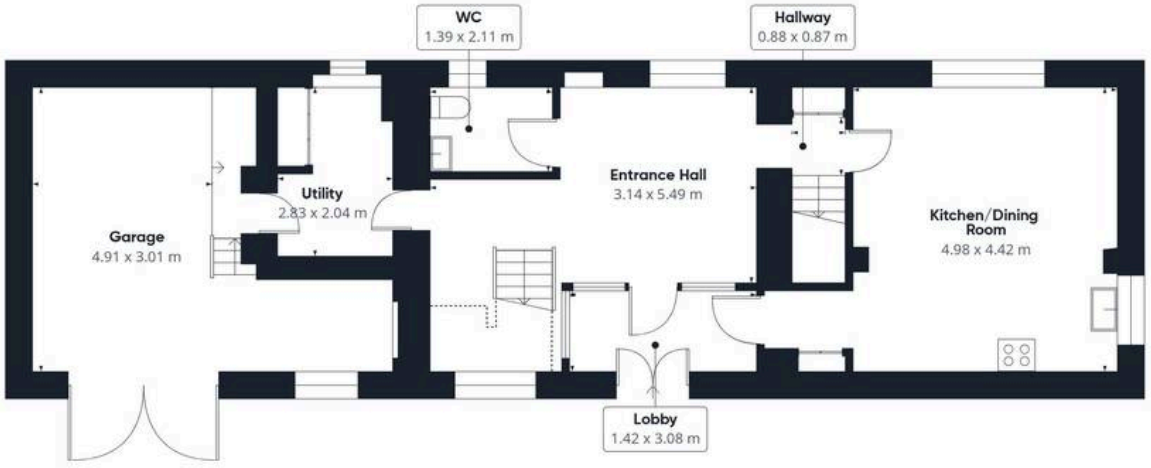
Agents Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

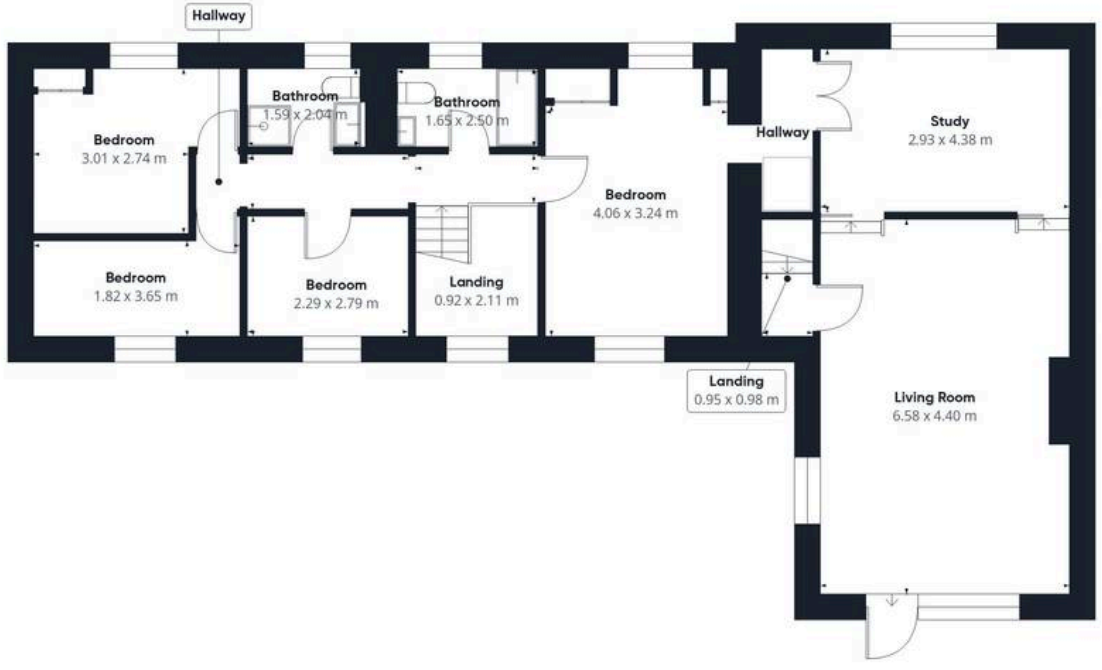








Floor 0



Floor 1



HELMORES
SINCE 1879

Approximate total area(1)

177.2 m²

Reduced headroom

3.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Rights of Way:
We're informed by the seller that the property benefits from a right of way over the neighbouring drive. Buyers are advised to confirm details and legal status with their conveyancer.

DIRECTIONS : The what3words address is ///zones.headers.equipment

From the town, head up Deep Lane (opposite the library) and continue up the hill. Immeditely before the no entry sign, turn in left and proceed to the end. If you prefer to access from the top of Deep Lane, the drive is first on the right.



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.