

The Mount, Alexandra Road, Crediton, EX17 2DX

Guide Price £1,000,000

The Mount, Alexandra Road

Crediton

- Incredible detached period property
- Over 4000 sqft over 3 floors (plus detached annexe)
- In need of refurbishment
- 11 bedrooms and 4 bathrooms
- Plenty of original features
- Set in over an acre of mature gardens
- Additional detached residential 2 bedroom house
- Development potential (subject to planning)
- Elevated town location with Dartmoor views
- No chain

The Mount on Alexandra Road is one of Crediton's most distinctive period homes. Thought to have been built in the late Victorian to early Edwardian era, its Arts and Crafts influence, generous proportions and elevated setting have made it a landmark property for more than a century. With over 4000 square feet of accommodation and just over an acre of established grounds, it offers a rare opportunity to restore a substantial character home in the heart of Mid Devon.

Many local people will have fond memories of The Mount. Originally a private family villa, it later became one of the boarding houses for Queen Elizabeth's School, serving generations of students throughout much of the 20th century. Its scale, charm and impressive gardens made it an integral part of school life and, for many in the community, the house is remembered with real affection. Today, it returns to the open market for the first time in decades, ready for a new chapter.









Alexandra Road is a highly regarded address, within easy reach of the town centre, schools, transport links into Exeter and the wider Mid Devon countryside. There are views towards Dartmoor and rural walks close by.
Inside, the house offers elegant reception rooms, numerous bedrooms arranged over three floors and an array of original features just waiting to shine again, including a wonderful panelled entrance hall and a striking solid wood staircase. It's clear that the property now needs some attention, but this is a one-off opportunity to restore a true piece of local history and bring it up to date for modern living. The eleven bedrooms provide huge flexibility, whether transformed into larger suites or working spaces, and relocating the kitchen could create an impressive central hub from the main hallway. In addition to the 4000 square feet in the main house, Mountside is a detached coach house or annexe (approaching 1000 square feet) which adds further versatility, with living spaces, two bedrooms, a kitchen, shower room and garage.

Outside, the grounds extend to just over an acre, with lawns, mature trees, a private driveway and parking for numerous vehicles, all south facing and wonderfully secluded. The property sits within a conservation area and as such the trees are subject to protection.

Alternative uses:

While currently a residential property with an annexe, its position, scale and style naturally lend themselves to a variety of possible uses (subject to planning). Some buyers may explore the idea of dividing the main house into smaller units or creating additional dwellings within the grounds.

There is certainly space to consider such options, though buyers should note the overage clause that would apply if planning permission for extra dwellings were granted. Individual properties of this scale and heritage seldom reach the market, making this an exciting and unusual opportunity for buyers seeking space, character and privacy alongside everyday convenience. Although there are planning routes to explore, retaining The Mount and Mountside as a single home and restoring it to its former glory would be a truly special project to witness.

IMPORTANT NOTE ON PARKING FOR VIEWINGS: The access is currently narrow, and although cars are able to enter the drive, please beware. We would recommend parking nearby and walking to the property

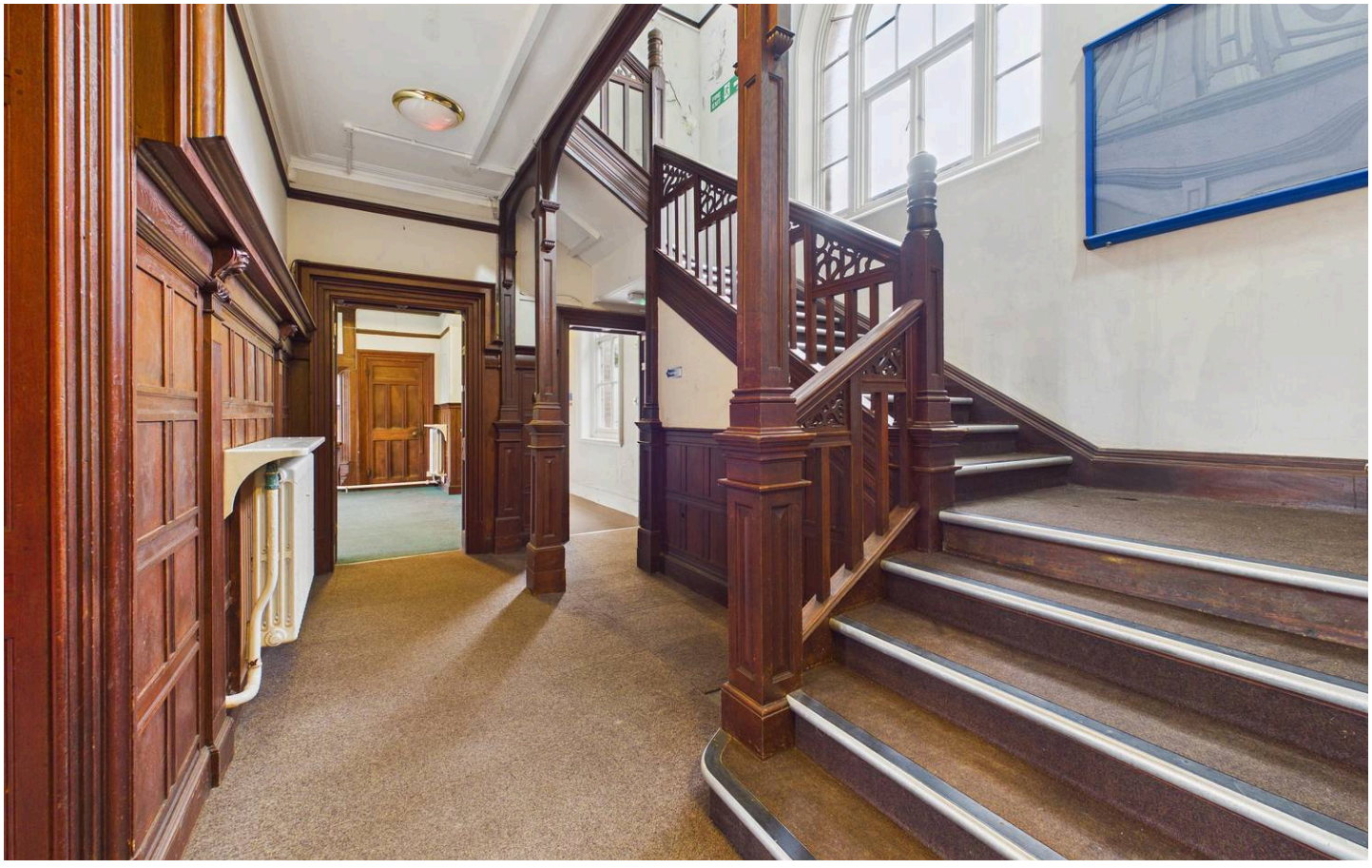
Agents' Notes:

Health and Safety:

Please be aware that this property is currently uninhabited and may contain uneven or slippery surfaces, areas of mould, and possible broken glass or debris. Viewers should exercise caution at all times and are advised to wear suitable footwear and appropriate clothing when attending. Entry is at the viewer's own risk, and children should be closely supervised.

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.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time.









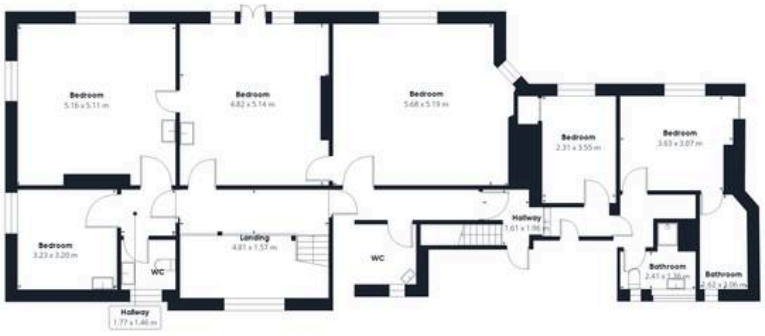




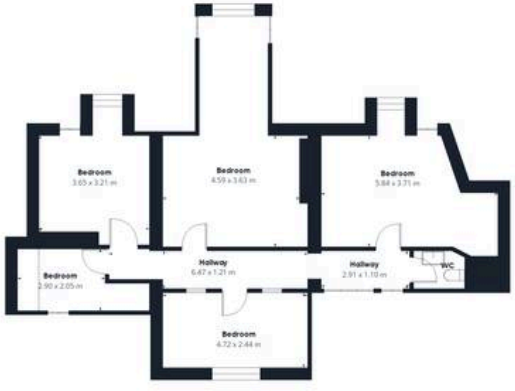




Floor 0



Floor 1





Floor 2

HELMORES
SINCE 1499

Approximate total area(1)

391.2 m²

Reduced headroom

1.2 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







Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Virtual Staging/enhancement:
Some images used in this marketing material may be virtually staged/digitally altered for illustration purposes. Buyers should not assume that furnishings, décor, or condition shown are representative of the property as currently presented.

Heating:
We're informed by the seller that the heating system isn't functioning.

Overage:
The property will be sold subject to an overage clause under which the seller will receive 25 percent of any increase in land value arising from planning permission for any new-build property within the grounds at any time during the 25 years following completion. The uplift will be calculated as the difference between the open market value of the relevant land with planning permission and its open market value as bare land without planning. Any overage payment becomes due upon the grant of planning consent.

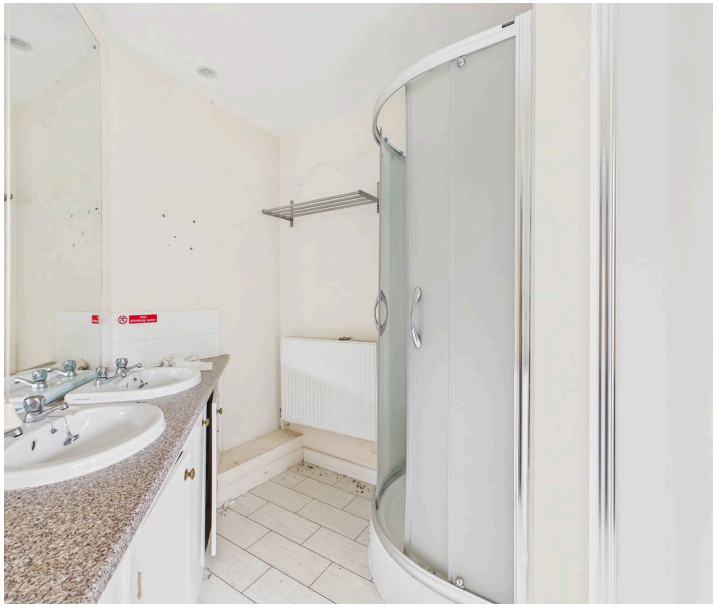
Example: if planning for one new home increases the land value from £100,000 to £200,000, the overage payable would be £25,000.

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.







Please see the floorplan for room sizes.

Current Council Tax: The Mount (G), Mountside (A)

Approx Age: 1900

Construction Notes: Standard

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

Drainage: Mains

Heating: Mains gas (not working)

Listed: No

Conservation Area: Yes.

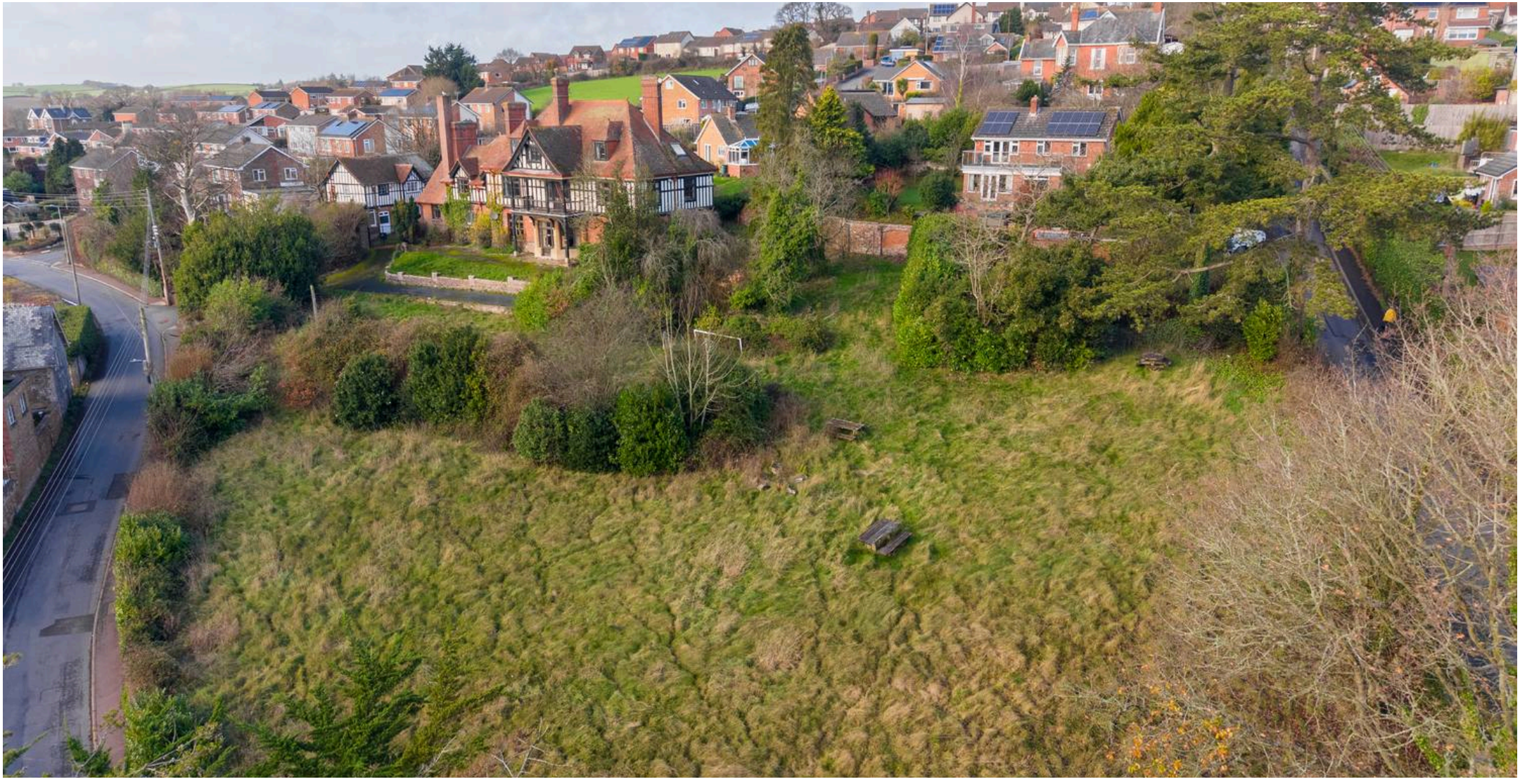
Tenure: Freehold

DIRECTIONS

For sat-nav use EX17 2DX and the What3Words address is ///yarn.amaze.luckier but if you want the traditional directions, please read on.

From The High Street, proceed towards The Green and at traffic lights, turn right and then immediately left into St Martins Lane. At the top of the road, turn left and the driveway to The Mount will be found next on your right.

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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.