



## Applewood, East Village, Crediton EX17 4BX

Guide Price £865,000

**HELMORES**  
SINCE 1699

# Applewood

East Village, Crediton

- Large detached semi-rural bungalow
- Over 2500sqft plus outbuildings
- 4 double bedrooms and 3 bathrooms
- 0.6 acre plot overlooking fields
- Incredible south facing gardens and uninterrupted views
- High quality finishes throughout
- Triple garage and home office (annexe potential)
- Ample parking in courtyard

Applewood was a bespoke build for the original owners so from the outset, it was designed to make the most of its setting on the edge of a small Devon hamlet, just 2 miles from Sandford and a further 2 miles to Crediton. Surrounded by uninterrupted views of the stunning Devonshire countryside and with a southerly aspect, the large picture windows ensure that the beautiful outlook can be enjoyed from most rooms. Unlike traditional bungalows, Applewood has high ceilings throughout the living areas, creating a spacious, airy feeling. Since its build in the late 1970's, a series of improvements have led us to today.



**HELMORES**  
SINCE 1699



With the current owners having been here for 17 years, it's evolved again to create a high quality, spacious, light, warm and welcoming home.

As one would expect, there are the usual mod-cons such as double glazing, cavity wall insulation and oil fired central heating but in addition are some extra touches. The PV panels on the roof with their FIT (which will be passed on to new owners) heavily reduces the electric bill. There is also some character with a generous utility room and walk-in larder which go hand in hand with country living. Storage isn't a problem internally either. At over 2500 sqft, it's a very large property, all finished to a great standard and presented in immaculate condition.

The layout gives a welcoming central entrance hall from which there is a choice to go to the living areas or bedrooms. The living room (with wood burner) is a beautiful large room with a picture window out onto the fields. There is a full wall of glass leading to the conservatory with panoramic views of the garden and countryside, a usable room all year round, giving flexibility to the layout. The kitchen and dining area is open plan with a central island and is a great entertaining space, again with doors opening out onto the garden. There are high quality integrated appliances, travertine limestone flooring and granite surfaces giving a modern yet in-keeping look to the kitchen.



In addition is the useful utility room with walk in larder – a lovely touch. From the entrance hall in the other direction is a guest WC and then the 4 double bedrooms and family bathroom. The two principal bedrooms enjoy their own ensuites, giving a touch of luxury and privacy while taking in the views!

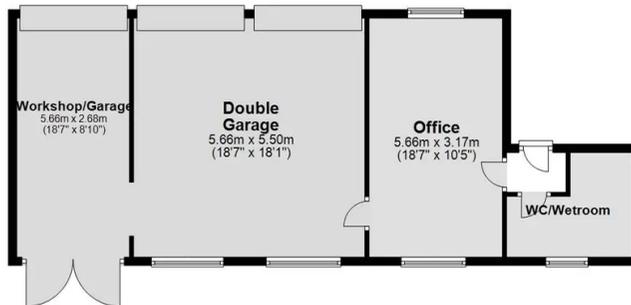
Outside, the mature garden is a wonderful feature. It's a fairly level site over the entire half an acre of gardens and gives a wonderful outlook from the property over the main garden which sits to the south of the property. There is a selection of apple trees which give the property its name, an open summer house, well stocked flower beds and numerous seating areas to take in those fabulous views over the adjacent fields. As the sun moves around the property, different areas come into play with a beautiful pond to the West and then, behind the garages is a large productive fruit and vegetable plot. Here there are more raised beds, fruit cages, asparagus bed, a second greenhouse, a second shed and compost bins.

The entrance to the property is over a cattle grid into the central courtyard parking area with access to the front door, pathways to the gardens and then access to the garaging and office. This building is fantastic and is currently set up as a home office to one end with separate access and its own WC/wet room facility.



**HELMORES**  
SINCE 1699





Main area: Approx. 222.6 sq. metres (2396.1 sq. feet)  
Plus outbuildings, approx. 73.1 sq. metres (786.6 sq. feet)





There is a double garage with twin electric doors and a third garage/workshop, again with an electric door and double doors on the rear for easy access to the garden for the ride-on mower. There are already additional windows along the rear elevation and with the plumbing and power in place. This block could be converted (subject to planning) into an annexe or similar without too many external changes.

Applewood is a wonderful property and there are really not many high-quality properties like this, of this size, with such amazing south facing gardens and rural views so it's well worth a look.

Please see the floorplan for room sizes.

Current Council Tax: F Mid Devon 2022/2023 - £3053.05

Utilities: Mains electric, water, telephone and broadband, plus modern oil tank

Broadband Speed: Currently use EE mobile Broadband giving 75-150mbps

Drainage: Private Drainage

Heating: Oil-fired central heating

Additional services: Solar PV on FIT reduces electricity costs

Listed: No

Tenure: Freehold



**HELMORES**  
SINCE 1699



## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

**HELMORES**  
SINCE 1699

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.