



1 Uppincott Cottages



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Shobrooke, Crediton, EX17 1BE

Crediton (3.9 miles), Exeter city centre (6.8 miles), Tiverton (9.7 miles)

A charming Victorian end of terrace offering far reaching southerly views towards Dartmoor

- Charming Victorian property
- Generous plot
- Recently updated kitchen
- Close to Raddon Top
- Council Tax Band: B
- Two reception rooms
- Far reaching countryside views
- Large south-facing front garden
- New driveway and parking
- Freehold

Guide Price £275,000

SITUATION

Situated just 7 miles from Exeter, this charming end-of-terrace Victorian cottage enjoys a peaceful rural location with stunning, far-reaching views over rolling farmland as far as Dartmoor. The property is set close to Raddon Top, the highest point of the Raddon Hills, renowned for some of the finest panoramic vistas in Devon and a network of delightful local walks.

The village of Shobrooke is nearby, offering a quintessential Devonshire backdrop of gentle hills, woodland ridges, and arable landscapes, as well as Shobrooke Park with its ancient trees, fishing lake, and summer amphitheatre. Local amenities and schooling are available in nearby Crediton, including the Ofsted rated Good, Queen Elizabeth School. The area has good road access to Exeter, Tiverton and beyond.

DESCRIPTION

This end-of-terrace period property retains a wealth of original character and period features, including Victorian fireplaces and built-in cupboards. The cottage has been recently redecorated and re-carpeted downstairs, with modern uPVC double glazing throughout. It offers the potential for extension, with generous gardens to the front, side, and rear. Internally, the property combines period charm with practical modern updates, making it ideal for anyone seeking a country home with scope for enhancement.



ACCOMMODATION

Upon entering through the front porch, you are welcomed by a staircase rising to the first floor and to your left, a sitting room featuring a Victorian fireplace. Through here is the dining room with woodburning stove (working status unverified) and original built-in cupboard. Beyond the dining room is a modern kitchen, fitted with sage green shaker units, space for appliances and a door leading to the side and rear garden. The first floor comprises a master bedroom with fireplace and spectacular countryside views, followed by a second, double bedroom located to the rear. The family shower room comprises a shower enclosure with electric shower, accessible WC and wash basin finishes this floor.

OUTSIDE

The cottage sits within generous gardens, including a large south-facing front garden, additional space to the side, and a rear garden with a brick shed (requiring some repair). A new gravel parking area is available at the front of the property. The setting provides ample scope for landscaping or extending the property.

SERVICES

Utilities: Mains electricity, water, telephone,

Drainage: Private shared drainage

Heating: Woodburning stove (status unverified)

Tenure: Freehold

Broadband (standard 8 Mbps; higher speeds available via Airband or Starlink)

EE, Three, Vodafone and O2 mobile network available (Ofcom)

AGENTS NOTE

*Please note there are rights of way to and from neighbouring properties, which the agents can clarify.

*The kitchen photo has been digitally enhanced.

DIRECTIONS

From Crediton, take the A3072 towards Tiverton. At Creedy Bridge, turn right signposted Shobrooke. Continue through the village, then turn left onto Raddon Hill. Take the next lane on the left; the property is on the right, identified by a Helmores board. What3words:

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 99 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 36 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

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