



## 8 Glebelands, Down St. Mary, EX17 6DX

Guide Price £285,000

**HELMORES**  
SINCE 1699

## 8 Glebelands

Down St. Mary, Crediton, EX17 6DX

- Extended 3 bedroom village home
- Stunning views to surrounding countryside
- Open plan kitchen/dining room
- Large living room with wood burner
- Useful utility and WC
- Enclosed level wrap around garden

Just look at the location! Right in the heart of Down St Mary, a pretty mid Devon village which isn't too far off the beaten track. In fact, only a short distance away is the A377 giving great road access and the stunning Tarka Line which links Exeter and Barnstaple via rail is within easy reach too. Surrounded by stunning rolling hills, it's a bit of a hidden gem.

The house is an end terrace and as such occupies a corner plot which originally gave a larger garden but it also allowed for a fantastic ground floor extension and all without losing too much of the garden! The house (and village) unusually has mains gas central heating, combine this with modern uPVC double glazing and you have an efficient, solid house. It's been done to a great standard and leaves very little for a new owner to do.





On the ground floor is a welcoming hallway and the stairs lead up to the first floor. There's a lovely living room with wood-burner which is dual aspect and with plenty of light. The kitchen is a wonderful social space and it's here the extension was built. Now it allows for an ample working kitchen with plenty of storage as well as a more open dining area with room for a large table and double doors opening out on to the garden. There's also a really useful utility room (with back door) and a ground floor WC. On the first floor are the 3 bedrooms, with good built in storage. There's the family bathroom too with a separate bath and shower giving family options and the views from the first floor are a great way to wake up!

Outside, there's a gated entrance and pathway across the front lawned garden which has planted beds too. The garden opens up to mainly lawn to the side and rear with an additional decking area (new summer 2023) and it's worth noting that the fence has also recently been replaced meaning less maintenance and increased privacy. There is no parking with the house but the owners (and neighbours) park by the bus shelter and there's a bit of an unwritten rule for leaving spaces for each other. Or there's parking on the road very near to the house. Behind the house are some council owned garages for which a new owner could join the waiting list.



Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon 2023/24 -  
£1998.47

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

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

DOWN ST MARY is a small quiet village with a picturesque Green, a church and village hall. School children are collected in the village with junior children being taken to the modern primary school in the nearby village of Coplestone and senior children being taken to the excellent Queen Elizabeth's Community College at Crediton. There are many good restaurants and inns in the area and there is a 9-hole golf course only about one mile away. The village is situated 5 miles west of Crediton and 13 miles from Exeter.

#### DIRECTIONS

For sat-nav use EX17 6DX and the What3Words address is  
///charging.baker.scripted

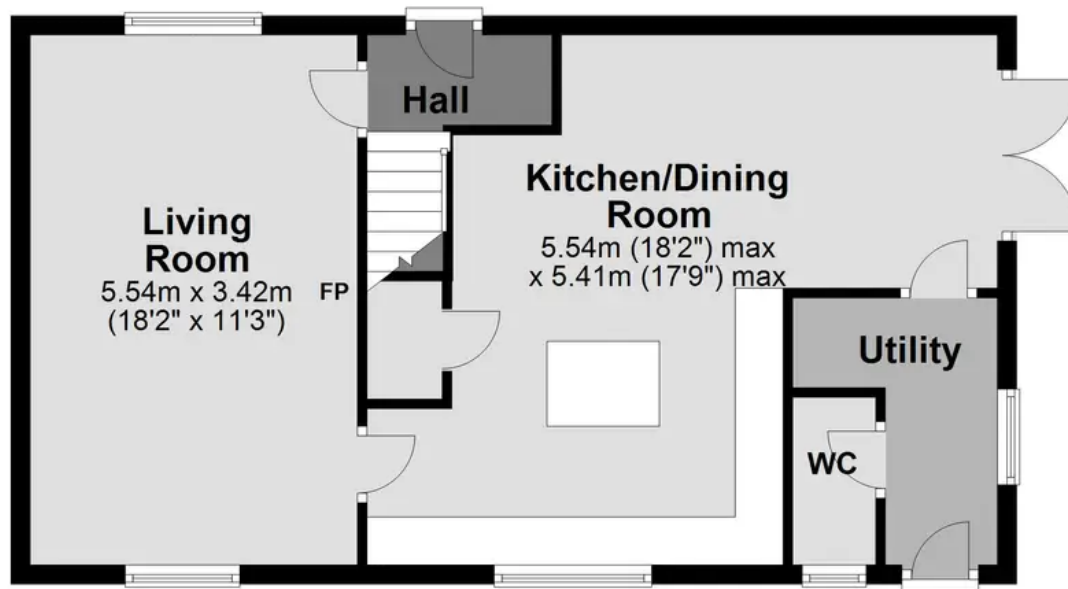
but if you want the traditional directions, please read on.

As you enter Down St Mary from the A377 at Waterbridge, you'll see ahead a fork in the road and bear right. The property will be found on the left hand side before reaching the next junction. For ease on viewings, parking is available just after the junction by the church.



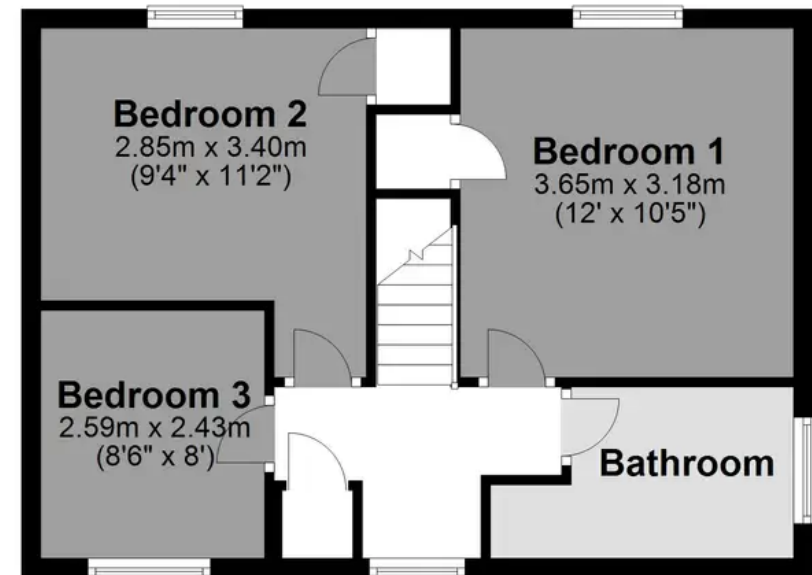
### Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.4 sq. feet)



Total area: approx. 98.7 sq. metres (1062.8 sq. feet)



## Helmores

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