



## Uton, Crediton, EX17 3QJ - £385,000

Uton is a charming Grade II\* listed thatched cottage, brimming with character and historical significance. The property retains its period charm, with exposed beams, thick stone walls, and a stunning thatched roof, while providing ample space and comfort for family life. Perfect for those seeking a peaceful countryside lifestyle, the cottage is surrounded by beautiful rural landscapes, yet is only a short drive from Crediton and its many amenities.

**Winkworth**

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### Accommodation:

**Entrance Hall:** The entrance hall leads to the main living areas, featuring charming period details that set the tone for the rest of the property.

**Sitting Room:** A spacious and inviting living room with a stunning inglenook fireplace and wood burner, exposed beams, and large windows offering plenty of natural light. This is a perfect space for cozy evenings in or for entertaining guests.

**Kitchen/Diner:** A well-appointed kitchen/diner with a range of fitted units and integrated appliances. The dining area provides ample space for family meals and has views out to the garden.

**Bedroom 1:** A spacious double bedroom with views of the garden, offering a peaceful and relaxing atmosphere.

**Bedroom 2:** A second generously sized double bedroom, also retaining period charm.

**Bedroom 3:** A versatile single bedroom, ideal for a guest room, children's room, or home office.

**Bathroom:** A contemporary bathroom featuring a bath with an overhead shower, WC, and washbasin, complemented by modern tiles.

### Outside:

**Garden:** The property benefits from a lovely garden, ideal for enjoying the outdoors. There's plenty of space for seating, dining, and gardening, with the peaceful surroundings making it a perfect retreat.

**Parking:** There is a parking space with further on-street parking available around the property.

### Location:

The property is set in the picturesque hamlet of Uton, offering a tranquil lifestyle amidst the beautiful Devon countryside. Despite its rural setting, the property is just a short drive or cycle from the market town of Crediton, where you'll find a variety of shops, cafes, schools, and other amenities. There are also a variety of footpaths around the property including paths that can take you to the town and separately the train station.

### Additional Information:

Tenure: Freehold

Grade II\* Listed Status: This property is protected under Grade II\* listing for its special historical and architectural interest.

Council Tax Band: C

Utilities: Mains water, drainage, electricity, Oil central heating

Broadband: Ultrafast full fibre broadband available





### Key Features:

Grade II\* Listed Cottage: A historically significant property, full of character with many original features.

Thatched Roof: A stunning, traditional thatch, adding to the property's unique charm and curb appeal.

Three Bedrooms: Well-sized bedrooms offering versatile accommodation for families or guests.

Character Features: Original period details throughout, including exposed wooden beams, thick stone walls, and a large inglenook fireplace.

Spacious Living Room: A bright and cozy living room with a feature fireplace, perfect for relaxing or entertaining.

Kitchen/Diner: A spacious kitchen/diner with a range of storage options and worktop space, ideal for family meals and social gatherings.

Modern Bathroom: Stylish family bathroom with contemporary fixtures and fittings.

Delightful Garden: A large, private garden offering the perfect spot to enjoy outdoor living, with space for dining, gardening, and relaxation.

Countryside Living: Located in a tranquil village setting, surrounded by beautiful countryside, while being only a short distance from CREDITON.

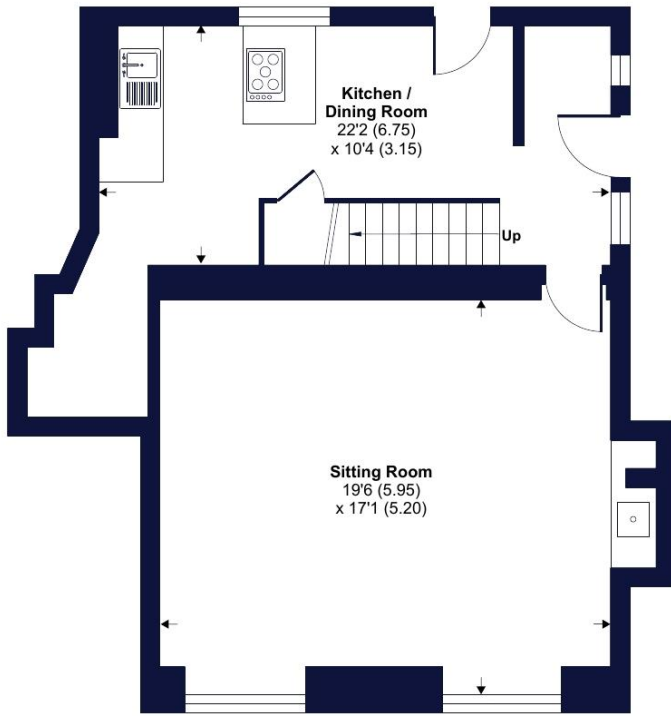
## Uton Village, Uton, Crediton, EX17

Approximate Area = 1122 sq ft / 104.2 sq m

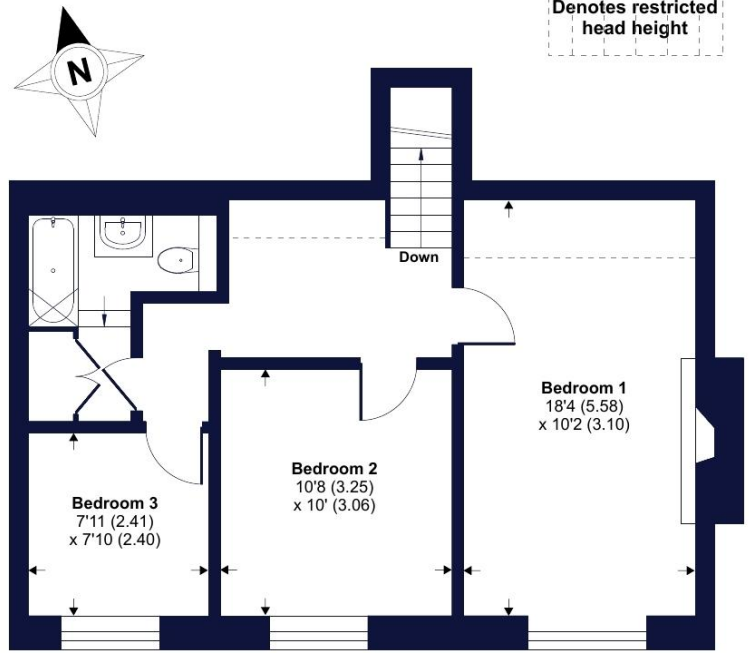
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Total = 1159 sq ft / 107.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Winkworth. REF: 1202040

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Our business is supervised by HMRC for anti-money laundering purposes. If you make an offer to purchase a property and your offer is successful, you will need to meet the approval requirements covered under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. To satisfy our obligations we use an external company to undertake automated ID verification, AML compliance and source of funds checks. A charge of £25 is levied for each verification undertaken.

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