

The Retreat Western Road, Crediton,EX17 3NF

Guide Price **£650,000**

The Retreat Western Road

Crediton

- Substantial Individual Detached Home in a Private Setting
- Beautiful Mature Gardens with Heated Outdoor Swimming Pool
- Private Gated Driveway & Integral Double Garage
- Versatile Five bedroom Accommodation
- Four Reception Rooms Including Large Conservatory
- Distinctive Semi-Circular Poggenpohl Kitchen
- Flexible Split-Level Layout Ideal for Family Living
- Principal Bedroom Suite with Dressing Storage & En-Suite
- Outdoor Entertaining Areas, Summerhouse & Productive Gardens
- Walking Distance of Crediton Town Centre & No Onward Chain

It's quite unusual to find a house offering this much privacy and space so close to the centre of Crediton. Set at the end of its own gated driveway off Western Road, The Retreat is a substantial individual home, surrounded by beautifully established gardens that give it a wonderfully secluded feel. There's a real sense of arriving somewhere special as you come through the electric gates, with the house sitting in an elevated position, well away from the road. Yet despite the privacy, the High Street, schools and everyday amenities are all within walking distance. Add an outdoor swimming pool and plenty of space for entertaining, and it's a property offering a rather different lifestyle from most homes in town.









The accommodation is arranged over several levels, with a flexible layout that works particularly well for family life. The main living spaces have been thoughtfully designed to connect when needed, while still allowing rooms to be closed off for quieter moments. The living room has a wood-burning stove, while the separate dining room opens into the large conservatory, a lovely light-filled space overlooking the gardens and providing plenty of room for relaxing or entertaining. The kitchen is another standout feature, with its distinctive semi-circular Poggenpohl design, Corian-style worktops and generous preparation space. There's a real sense of quality throughout, with tiled floors, well-finished bathrooms and plenty of natural light. The lower ground floor provides further reception space, including a playroom, study and utility room, together with internal access to the double garage. Upstairs, the bedrooms are arranged to provide considerable flexibility, with up to six rooms potentially available depending on how the accommodation is used. The principal bedroom is particularly impressive, with built-in wardrobes, underfloor heating and its own en-suite shower room, while another generous bedroom also benefits from a second en-suite. A family bathroom serves the remaining bedrooms.

Outside, the gardens are a huge part of what makes The Retreat so appealing. Beautifully established and wonderfully private, they offer a mixture of lawns, colourful planting, mature shrubs and trees, along with various patios and seating areas that make the most of the setting. There's a productive vegetable and soft fruit garden, while the secluded outdoor swimming pool has its own surrounding terrace and timber summerhouse, providing a lovely spot for summer afternoons and evenings with friends and family.

The gardens have been designed to offer different areas to enjoy throughout the day, with plenty of space for children, entertaining or simply relaxing in the sunshine. At the front, the gated brick-paved driveway provides ample parking and leads to the integral double garage. With its unusual combination of privacy, generous accommodation, established gardens and a swimming pool, The Retreat offers a great deal, particularly for anyone wanting a substantial family home without moving away from the convenience of Crediton. It's also offered with no onward chain.

Agents' Notes:

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

Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Chain Status / Vacant Property:
We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.







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: Band G – Mid Devon

Approx Age: 2003

Construction Notes: Brick/block

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

Drainage: Mains

Heating: Mains gas

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS

For sat-nav use EX17 3NF and the What3Words address is ///syndicate.permanent.scar but if you want the traditional directions, please read on.

From Crediton High Street, head towards Copplestone along Western Road passing the school on your right. Look out for the left turn into St Boniface Road and continue for approx. 50m and take the private drive to the house (between Sonador and Western House).

















Floor 0 Building 1





Floor 1 Building 1

HELMORES
SINCE 1499

Approximate total area(1)

240.8 m²

Reduced headroom

0.2 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



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