

FOR SALE

HELMORES
SINCE 1699



GUIDE
PRICE
£485,000

Little Emlett Black Dog EX17 4RW

- A 1901-built detached house in a rural location
- Three bedrooms and a superb bathroom (new in 2018)
- Beautiful large gardens and wonderful views
- Outbuildings and scope to create an annex (STP), parking & carports
- Video tour available

BEDROOMS

3

RECEPTIONS

2

EPC

TBC

Little Emlett is a fantastic semi-rural detached house, built in 1901, and is found in superb order throughout. Found at the end of a track serving just this house and its neighbour, it is a 16 minutes drive from Crediton and under a mile to the local pub.

The extended accommodation includes three upstairs bedrooms with wonderful views from the master and second bedrooms. A modern family bathroom was fitted in 2018 and includes a bath, separate shower cubicle with twin heads (separate temperature and pressure flow buttons well clear of the shower heads!), heated towel rail and vanity inset sink with marble top.

Heading downstairs, the living room (4m x 4m) has a Clearview wood-burning stove. The kitchen diner is open-plan with granite worktops, inset double sink, Neff 4-ring hob, an oven and extractor, Karndean flooring and another Clearview wood-burning stove. Double doors lead to the 'Crocodile' conservatory, which was a fantastic addition in November 2018 with sliding glass doors to three sides to take in the lovely setting.

The ground-floor extension has oak flooring and offers an extra reception room, which is currently used as a home office and offers great flexibility. There is also a utility room (40mm worktops, Belfast sink and Vaillant LPG boiler, providing hot water and central heating) and a downstairs shower room with WC. As well as central heating, the property has timber double glazing throughout.

Outside: The wonderful south-facing gardens are largely lawned with a stone-chipped footpath leading to the summer-house and a fence-enclosed pond with fish and a lovely weeping willow. There are established vegetable plots and, beyond the main garden, a gate leads to a further grassed area that would make a lovely orchard or wild garden. To the north of the house is another lawn, bordered by the neighbour's apple orchard, with two outbuildings. One has seen better days and is used as a log store, the other (6.5m x 3.6m) is in better condition for storage, etc.

Parking is in the two allotted carports, which measure 5.66m wide x 4.75m long. There is also space on the driveway near the steps for additional parking.

Detached Outbuilding (Total 8.5m x 5.1 to 5.7m): Found to the side of the house, this offers an opportunity to be converted into ancillary accommodation to the main home, subject to permissions. It is split into two halves, with a games room/studio which is plastered and has spotlights and power points, plus double doors out to a raised seating area. The other half is a workshop/store with a large sliding door to the rear, plus further storage space up a ladder to a mezzanine area above the studio.

Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: LPG gas bottles, electric, water, telephone & fibre broadband

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Modern Diamond system installed in 2011 with full service log book

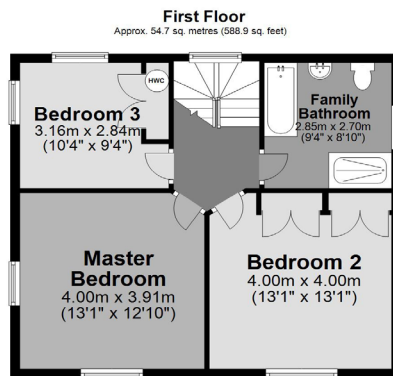
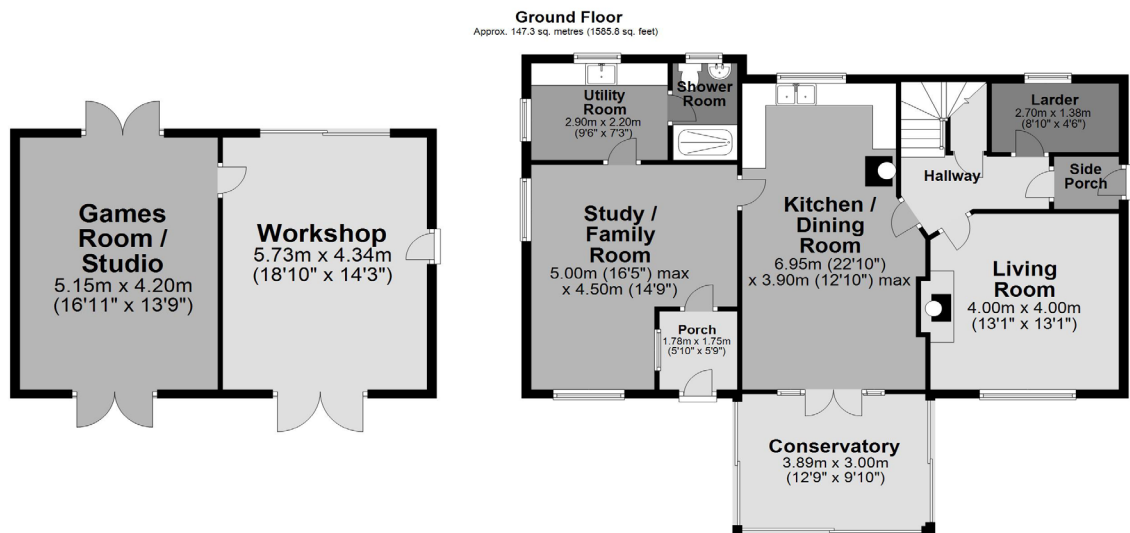
Heating: LPG gas central heating

Listed: No

Tenure: Freehold

DIRECTIONS: From Crediton proceed North towards Sandford, pass through the village and continue on to and through Kennerleigh. After 1 mile the lane serving Little Emlett will be found on your left, with a Helmores For Sale board.

BLACK DOG, a mile to the north-east, is a small village, located 7 miles north-west of Crediton and 10 miles south-west of Tiverton. It sits astride one of the highest ridges of land that run between Dartmoor and Exmoor, at an altitude of 656 feet. Such elevation allows a panoramic unfurling of the countryside. Dartmoor is particularly visible, and can be appreciated from the Black Dog Inn – a mid-way watering hole, favoured by ramblers taking on the 'Two Moors Way'. This is a long-distance trek (102 miles), winding over both moors from South Devon to North Devon (some 50 miles of walking deserves a tippie!). The Two Moors Way crosses the road a few hundred yards from the property. There are also many footpaths, bridleways and county roads within easy walking distance of the house, all without transgressing on the property itself!



Total area: approx. 202.0 sq. metres (2174.7 sq. feet)



