

2 Blagdon Terrace

STAGS

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Crediton, Devon, EX17 1EQ

Exeter St David's mainline (7.5 miles), Exeter Airport (14 miles)

A rarely available Grade II listed four-bedroom period townhouse, boasting a magnificent walled garden and a versatile annex, located in one of Crediton's most desirable settings.

- An rare opportunity to purchase in this sought-after terrace
- A four-bedroom period property
- Large kitchen with dining area
- Stunning walled garden
- Heated annex suitable for home office
- Traditional features throughout
- Excellent schooling nearby
- EPC: D
- Freehold
- Council Tax Band: D

Guide Price £450,000

SITUATION

2 Blagdon Terrace occupies a highly convenient yet peaceful position within the popular Devon market town of Crediton. Set within easy walking distance of the town centre, the property enjoys close proximity to an excellent range of independent shops, cafés, restaurants and local amenities, together with highly regarded primary and secondary schooling.

The town benefits from a mainline railway station providing regular services to Exeter, from where London Paddington can be reached in approximately two hours. The A377 provides a direct route to Exeter, offering swift access to the M5, Exeter International Airport and the wider South West. The surrounding countryside offers a wealth of walking, riding and cycling opportunities, making the location ideal for both commuters and those seeking a more rural lifestyle.







DESCRIPTION

2 Blagdon Terrace is a most attractive and characterful period townhouse, occupying an elevated position. The property combines elegant traditional features with well-proportioned accommodation arranged over multiple floors, creating a comfortable and versatile family home.

The house is understood to date from the late nineteenth century and retains many original features including high ceilings, sash windows and decorative detailing, all of which enhance the sense of light, space and character throughout.

ACCOMMODATION

The accommodation is arranged over two floors and offers a flexible layout suited to modern family living.
A welcoming entrance hall leads to the principal reception rooms, which include a well-proportioned sitting room with a large window overlooking the garden, and a second reception room/study, ideal for both everyday living and entertaining. The kitchen/diner is fitted with a range of units and work surfaces and provides ample space for informal dining.

On the upper floor are several generously sized bedrooms, all enjoying excellent natural light, together with a well-appointed, spacious family bath and shower room. The principal bedroom benefits from an elevated outlook across the valley, creating a particularly peaceful and attractive retreat.

GARDENS

The property is complemented by a charming and well-established rear walled garden, which offers a high degree of privacy and enjoys a sunny aspect. Laid mainly to lawn with a variety of mature shrubs, apple trees and borders, the garden provides an ideal setting for outdoor dining, entertaining and family enjoyment.

There is also a paved terrace immediately adjoining the house, perfect for summer seating and al fresco meals, together with useful side access.

GARAGE

The property benefits from a single garage accessed off Blagdon. There is a rear garden gate which allows pedestrian access to the garage.

SERVICES

Utilities: Mains electricity, gas, water and drainage
Heating: Gas-fired central heating.
Local authority: Mid Devon District Council (Band D)
EPC: D (60)
Standard, Superfast and Ultrafast broadband available (Ofcom)
EE, Vodafone, O2 and Three mobile network available (Ofcom)

AGENT'S NOTES

There is a shared right of access at the front of the property.







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.

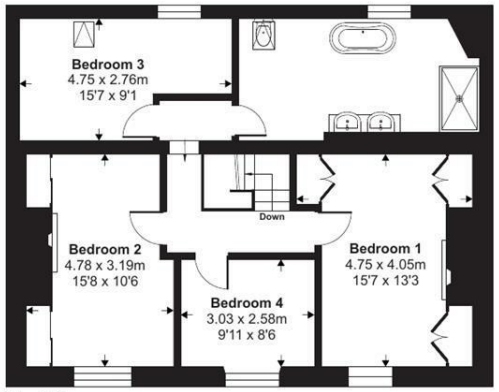


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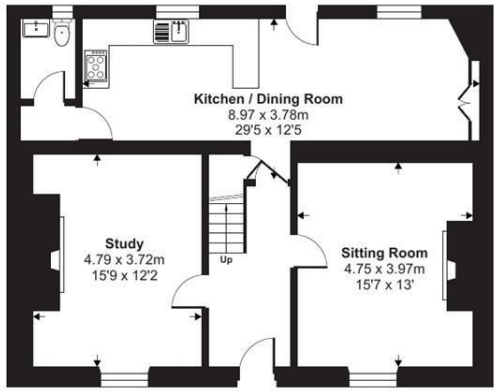
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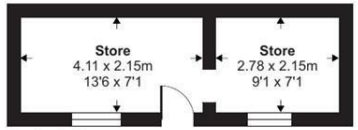
Approximate Area = 1711 sq ft / 158.9 sq m
Outbuilding = 166 sq ft / 15.4 sq m
Total = 1877 sq ft / 174.3 sq m
For identification only - Not to scale



First Floor



Ground Floor



Outbuilding

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1393114