



4 Berrys Meadow | Spreyton | Devon
EX17 5DU

**STUART
OLIVER**
RESIDENTIAL

Property Location

EX17 5DU

A fabulous four bedroom modern home located in the popular and sought after village of Spreyton. The property has a wonderful semi open plan living space offering a great entertaining space. The four bedrooms are all located on the first floor with a luxury family bathroom and ensuite shower room. The development owns communal land to the rear including a paddock and an attenuation pond offering a tranquil place to sit and admire the miles of neighbouring countryside.

- **Modern barn style contemporary home**
- **Built approximately five years ago**
- **Four bedrooms with master ensuite**
- **Luxury bathroom**
- **Large modern kitchen/diner**
- **Semi open plan reception room**
- **Shared wood burner to the reception room and kitchen**
- **Downstairs wc and separate utility room**
- **Separate study**
- **Lovely south facing rear garden**
- **Parking and a double garage**
- **Air source heat pump and underfloor heating**

Situation

This Small development of 8 unique homes is situated within the popular and sought after village of Spreyton. This picturesque rural village has a community shop with a post office service, a church, a village hall, a primary school, and an award-winning public house, the Tom Copley Inn. The town of Crediton (11 miles) is easily accessible, as is Okehampton (11 miles) with its range of shops and services, three supermarkets including a Waitrose, hospital and secondary college. The city of Exeter (18 miles) offers an extensive range of shopping and business facilities, and a mainline railway stations to Waterloo and Paddington, an international airport and M5 motorway connections. Dartmoor National Park is just three miles from Spreyton with its hundreds of square miles of unspoilt scenery and outdoor pursuits including riding and walking. The A30 dual carriageway is easily accessible proving access west into Cornwall and east to Exeter.





This immaculate and well presented home was constructed approximately five years ago to the very highest of standards with particular attention to energy efficiency and unique barn theme. This is a small development of just eight properties and number four is located at the end of a short close within this small development. Upon arrival you are greeted by parking and a double garage. Once inside through the modern front door you arrive in a spacious entrance hall with doors to the study, downstairs wc and the utility room. There are two large square arches with sliding barn doors leading down into the reception room and the impressive kitchen/diner. The kitchen/diner has a generous range of modern base and eye level units/drawers offering a vast amount of work surfaces. There are built in appliances including a fitted electric range cooker with an induction hob and extractor fan over, built in microwave oven, dishwasher and a built in fridge freezer. The kitchen/diner is a large room and gives direct access to the rear patio and garden through a sliding patio door offering a southerly aspect over the rear garden. The reception room and the kitchen/diner are semi open plan being separated by an open both sides wood burner offering its warmth and cosy feel to both rooms during those cold winter nights. The reception room is a lovely size with floor to ceiling corner picture windows offering wonderful garden views and natural light. Accommodation continues on the ground floor with a separate study, a modern downstairs wc and a utility room with plumbing for a washing machine, inset sink and a door to the front enclosed walled courtyard which gives access to the personal door to the double garage.

From the entrance hall stairs rise to the spacious and light landing which gives access to all four bedrooms and the family bathroom. The main bedroom is a good size with a good range of built in wardrobes/dressing table and wonderful views to the rear over the nearby Spreyton Church and the rolling hills to the rear of the development through a large patio door with clear glass safety balustrade. The main bedroom has its own luxury ensuite shower room with has natural light and a large glass fronted shower cubicle, a wash hand basin and a wc all with a contemporary feel. Bedrooms two and three are both double rooms with built in wardrobes and wonderful views to the rear. Bedroom four is a single bedroom (**currently used as a dressing room with built in wardrobes to two sides and these would need to be removed in order for it to return to a single bedroom and the floor space stated on the floorplan**) The main family bathroom is again fitted to the very highest standard with a contemporary suite including a glass fronted shower cubicle, enclosed bath, wash hand basin and a wc. The bathroom has a window to the front allowing natural light.

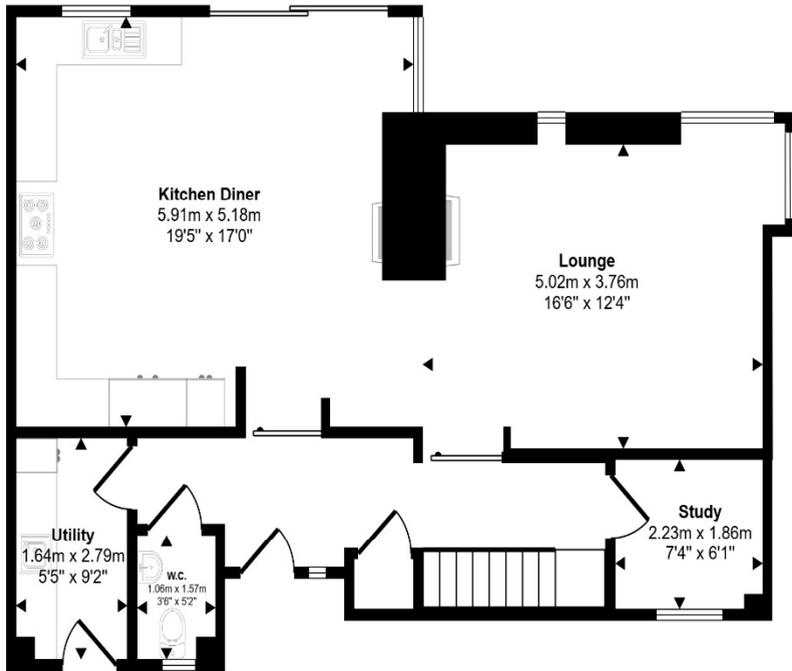
Outside to the rear there is a lovely family sized garden with a large outside patio area for alfresco dining or simply to relax. There is a good sized lawned area surrounded by plenty of mature flower beds stocked with a variety of plants, shrubs and small trees. There is a pathway leading to the rear of the garden giving gated rear access. The garden also has an outside lockable store room with electric supply. To the front there is a double garage with rafter storage, power, light and an electric up and over door.



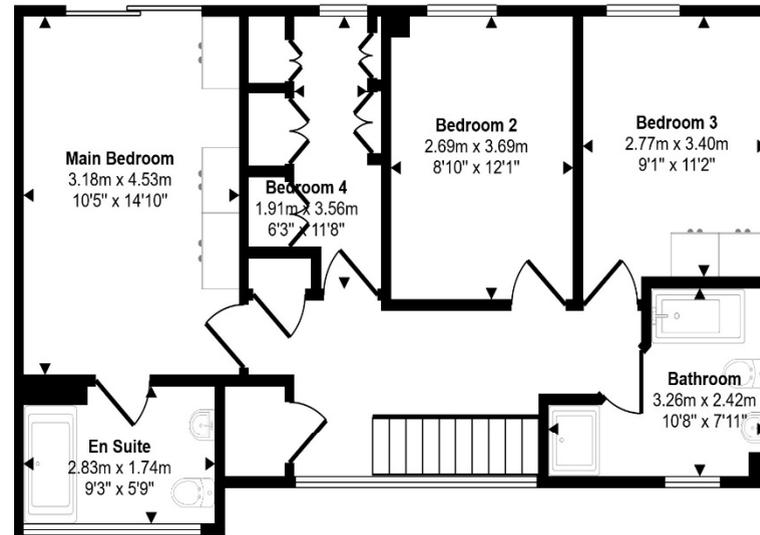




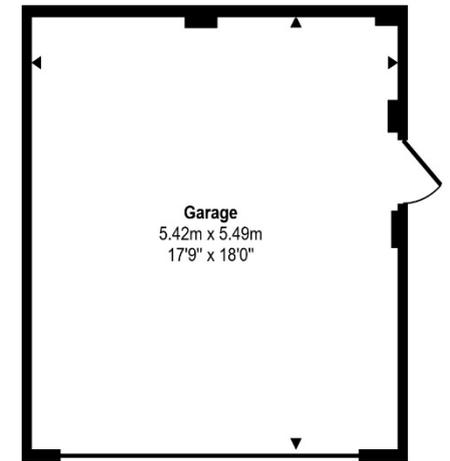
Approx Gross Internal Area
173 sq m / 1861 sq ft



Ground Floor
Approx 76 sq m / 820 sq ft



First Floor
Approx 67 sq m / 720 sq ft



Garage
Approx 30 sq m / 321 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Band F
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property



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