



1 Cramphay Cottages | Spreyton | Devon
EX17 5AU

**STUART
OLIVER**
RESIDENTIAL

Property Location

EX17 5AU

A charming three double bedroom semi-detached cottage located on the outskirts of the popular and sought after village of Spreyton. The property has a wealth of character and enjoys wonderful and far reaching countryside views. The property has two separate reception rooms, a modern kitchen and a lovely garden.

- **Character cottage**
- **Countryside location**
- **Three double bedrooms**
- **Ensuite wc to main bedroom**
- **Further family bathroom**
- **Two separate reception rooms**
- **Modern kitchen**
- **Views towards Dartmoor**
- **Walking distance to Spreyton Village**
- **Parking and workshop/garage**

Situation

The property is located in beautiful countryside down a quiet lane on the outskirts of the popular and charming village of Spreyton. The village has a vibrant community with regular events and good amenities, including a volunteer-run shop, weekly post office, well regarded primary school, church, award-winning public house (Tom Copley Tavern), hair salon, village hall, regular farmers market, cricket pitch and a garage. The town of Crediton is easily accessible, as is Okehampton, with its excellent range of shops and services, three supermarkets (including a Waitrose) modern hospital and expanding sixth form college. The cathedral City of Exeter is some 20 miles away, offering an extensive range of shopping and business facilities and additional schooling options together with main line rail, international air and M5 motorway connections. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter, the M5 and beyond. Crediton and Okehampton benefit from a rail link connecting to Exeter City centre. Dartmoor National Park is just 5 miles away and offers magnificent scenery and opportunities for walking, riding and other outdoor pursuits.





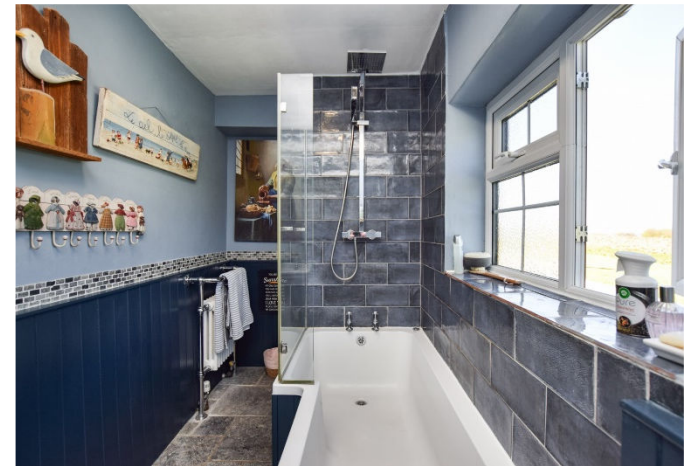
Upon arrival you are greeted by a pretty front garden with raised flower beds and a gravelled area for parking. The double glazed front door leads into the thatched entrance porch with coats hanging space and two glazed doors and a step up to the reception room. The reception room is a spacious room with a beamed ceiling, feature inglenook fireplace with multi fuel stove and bread oven. windows to front, wall lighting, under stairs cupboard and a door to the staircase to the first floor and a door to the kitchen. The modern, stylish kitchen is fitted with a range of modern base cupboards and drawers and matching eye level units, below there is ample work surfaces. There is space for range style cooker and space and plumbing for washing machine, there is further space for an American style fridge freezer. The kitchen has a part vaulted ceiling with exposed roof timbers and a window to rear with countryside views across neighbouring farmland. There is further storage in the walk in larder with fitted shelving. Two glazed doors lead through to the stunning dining room with a full height vaulted ceiling and exposed roof beams, tiled floor and a feature wood burning stove set on natural slate plinth. There are windows to the side and rear and offer attractive countryside views and there are double glazed doors leading out to the rear courtyard dining area with steps up to the rear garden. From the kitchen there is a door to part glazed corridor with leads to bedroom two and has double doors to the rear courtyard dining area and a separate door to the front of the cottage. The second bedroom is a spacious double bedroom and has a dual aspect through double glazed windows and a wooden floor. From the kitchen there is a door to the inner hallway with doors to the family bathroom and the third bedroom. The third bedroom is a double bedroom with views to the rear overlooking neighbouring countryside. The family bathroom has a shower bath with mains fed mixer shower over and screen door. there is a wc, pedestal wash basin and a heated towel rail. frosted window to the rear.

From the reception room there is a door to a turning staircase from the sitting room to the first floor main bedroom. This room is a super double bedroom with exposed roof timbers and windows with wonderful views towards Dartmoor and the countryside, There are fitted wardrobes with hanging space and shelving. There is a door to an en suite wc and wash hand basin.

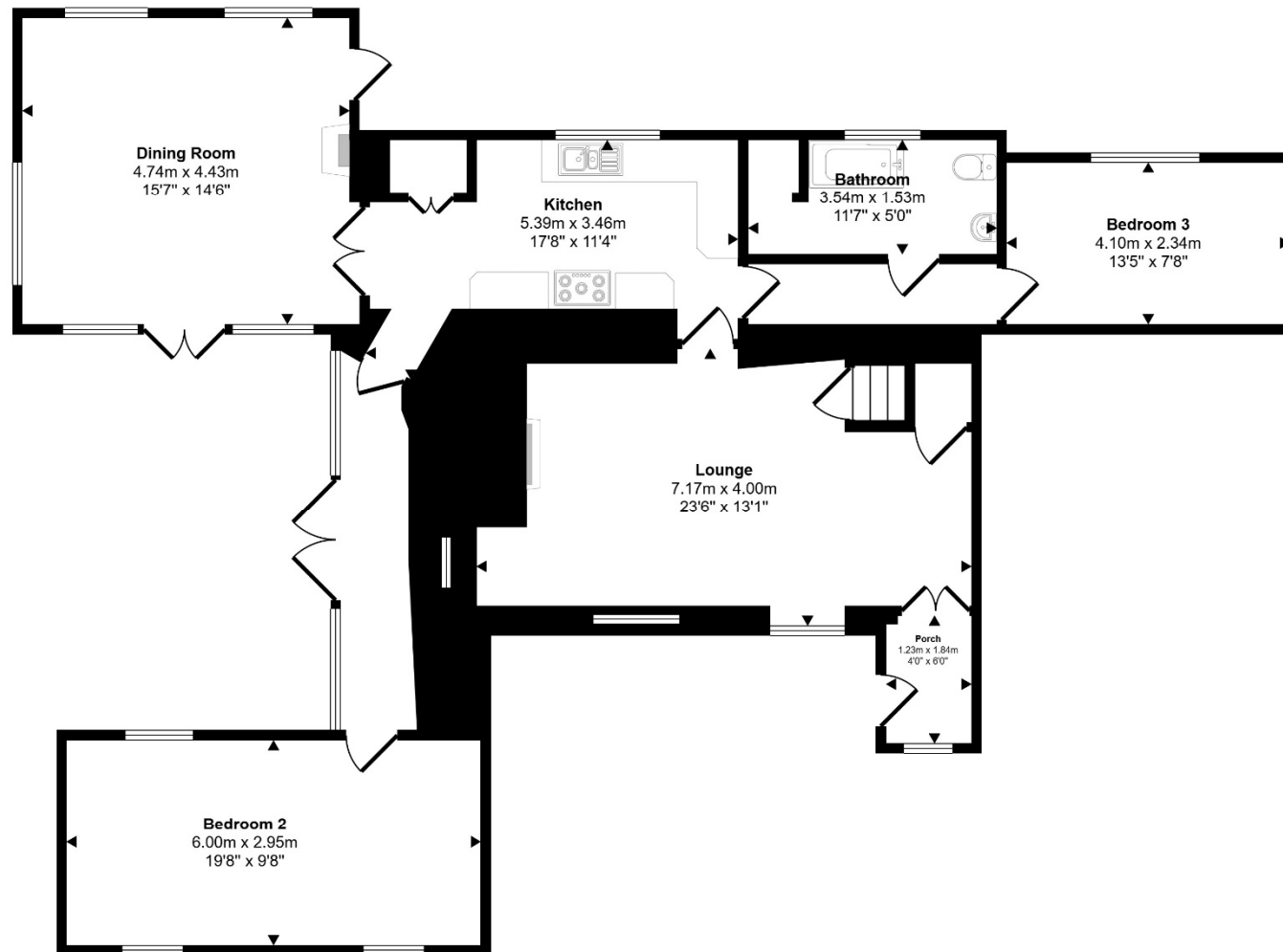
Outside to the front of the cottage is a gravelled area with parking for one vehicle, with raised flower beds and borders. The main gardens are to the side and consist of an attractive secluded paved courtyard accessed from the dining room, glazed corridor and garden providing a lovely outside space for entertaining. Steps lead up to a lawned garden with a gravelled seating area offering wonderful views towards Dartmoor and the neighbouring fields. A central path leads down to the workshop/garage, the pathway divides an area of raised vegetable/flower beds and lawns. There is a timber built shed with oil storage tank and LPG cylinders to the side. At the very end of the garden there is a detached timber garage/workshop 4.8m x 4.2m approximately with double doors to front, personal door to rear, light and power. Beyond the garage/workshop there is a gated area providing parking for four vehicles. To the rear of the cottage, adjoining open farmland is a stone shingled area with the external oil fired central heating boiler, outside water tap and lighting.



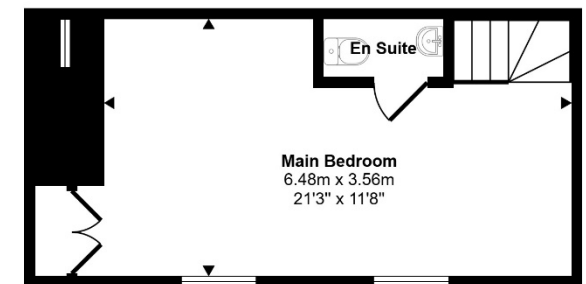




Approx Gross Internal Area
145 sq m / 1560 sq ft



Ground Floor
Approx 118 sq m / 1275 sq ft



First Floor
Approx 26 sq m / 285 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 D
Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(49-54) E	44	
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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