



## Westwood House, Spreyton, EX17 5AN

Guide Price £925,000



# Westwood House

Spreyton, Crediton

- Perfect dual occupancy house
- Half acre plot
- Substantial house and annexe, combined over 4000 sqft
- Popular village edge location
- 8 bedroom and 7 bathroom in total
- Driveway, parking and double garage
- 10 minutes from A30
- Owned solar panels
- South facing gardens

Spreyton is a small and thriving village, loved for its strong sense of community and excellent amenities. It boasts a well-regarded primary school, a welcoming community shop, a local church, and the renowned Tom Cobley Inn, famous for its outstanding food and extensive selection of real ales. While the village retains all its rural charm, it is just 3 miles from the A30 at Whiddon Down, offering swift access to Dartmoor, both coasts, and nearby towns including Exeter, Crediton, and Okehampton.

Just half a mile north of the village, Westwood House occupies a private, tucked-away position, well away from main roads. Originally a commercial building, it has evolved into a substantial residential estate of over 4,000 sq ft, now configured as two generous family homes. Technically one property (a main house with annexe), they are connected on the ground floor yet able to function almost entirely independently (aside from some shared services).





This makes the layout ideal for multi-generational living, accommodating a dependant, or generating income through rental or holiday letting. Both homes are beautifully presented, each with its own character and style. While the main house offers the larger footprint, the so-called “annexe” is a very spacious three-bedroom home in its own right, with a thoughtfully designed layout.

### **The Main House**

Light-filled and spacious, the main house offers a flexible layout over two floors. The front door opens into a welcoming entrance hall with space for coats and shoes, leading into the large kitchen-diner — a sociable heart of the home featuring a modern designer kitchen, a range-style electric cooker, an American fridge freezer, and a central island providing generous workspace and storage.

To the rear, the impressive living room is flooded with natural light and opens directly onto the garden. It features built-in storage, a striking gas log effect fire for cosy winter evenings, and there’s ample room for entertaining.

An inner hallway leads to two ground-floor bedrooms and a large bespoke study with oak fittings, again opening onto the garden — perfect for home working or hobbies. The master ground-floor bedroom has a large walk in wardrobe, twin garden-view windows, and a stylish en-suite with both a bath and separate shower (with underfloor heating). The second bedroom also has its own en-suite, meaning the main house could function as a single-level home if desired.





## GARDEN

Additional ground-floor spaces include a modern utility room (with washing machine and tumble drier included), WC, and the connecting link to the annexe. Upstairs, there are three further bedrooms (one double and two singles), each with its own en-suite and eaves storage. Skylights ensure the entire first floor is bright and airy, with storage space in abundance.

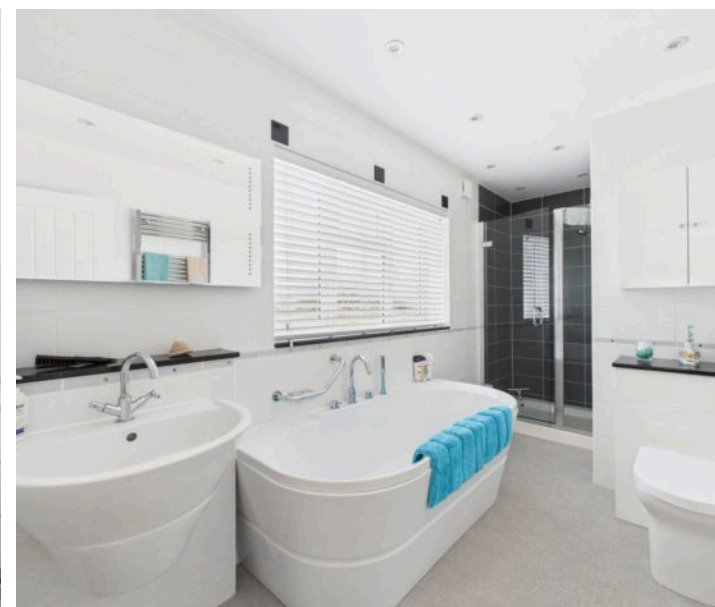
### The Annexe

The annexe is approached via a conservatory — a versatile, year-round space with a tinted glass roof and electric heating, ideal as a reception area or dining space. From here, you step into the stylish open-plan kitchen/living room, designed for comfort and functionality, with sleek gloss grey units, and clearly defined zones for cooking, dining, and relaxing.

The ground floor also features a fully tiled shower room and an inner hall linking to the main house. Upstairs, there are three bedrooms, including a master with en-suite shower room and a generous walk-in wardrobe. The large landing offers space for a study area or small gym and even could incorporate a pull-out bed for occasional guests.

### The Grounds

Outside, Westwood House continues to impress. A recently laid block paved driveway provides ample parking for both households, alongside an integral double garage and a resin patio with glass balustrades and this gives a spacious level seating area to the front. The plot extends to just over half an acre, with paved seating areas accessible from both the living room and study, lawns, well-stocked borders, and a professionally designed play area with fenced sections, rubber flooring, and play equipment (all included in the sale). A selection of fruit trees (including pear, plum and apple) gives some autumn produce and this adds to the productive vegetable plot for home grown delights.

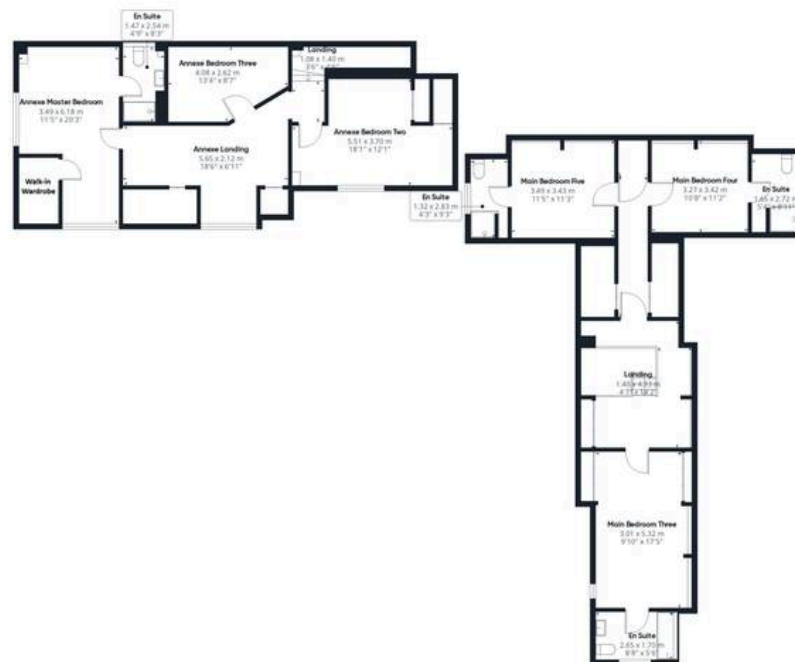








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

389.9 m<sup>2</sup>

4197 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>

14 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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 D – West Devon (all as one)

Approx Age: 1980 with later improvements

Construction Notes: Standard cavity wall

Utilities: Mains electric and mains water (one supply only), telephone & broadband plus owned solar PV's

Drainage: Mains drainage

Heating: Oil fired central heating (boiler and tank for each side)

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 5AN and the What3Words address is [///spellings.relaxed.fraction](https://www.what3words.com/#!/en/@@@spellings.relaxed.fraction) but if you want the traditional directions, please read on.

If approaching Spreyton from Bow (Credton) then turn right immediately after Highfield Garage onto Heath Road and turn right into the drive after approx. 400m, head down the hill and the house will be found on the right.

If approaching from the A30 (Whiddon Down), pass the community stores on your right and ignore the left turn into the village centre. Proceed to the bottom of the hill and immediately before Highfield Garage, turn left onto Heath Road and turn right into the drive after approx. 400m, head down the hill and the house will be found on the right.







# Helmores

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