



Hookway House,



STAGS

Hookway House,

16 Hookway, Crediton, EX17 3PU

Exeter 7.5 miles, Crediton 3 miles

A beautifully presented family home positioned in a sought-after Mid-Devon hamlet with a home office and gardens amounting to approx. 1.2 acres.

- Well-presented family home
- Open-plan kitchen
- 4 bedrooms, two with ensembles
- Garden office/garage
- EPC - E
- Popular Mid-Devon hamlet
- Spacious reception rooms
- Gardens - approx. 1.2 acres
- Freehold
- Current Council Tax: F

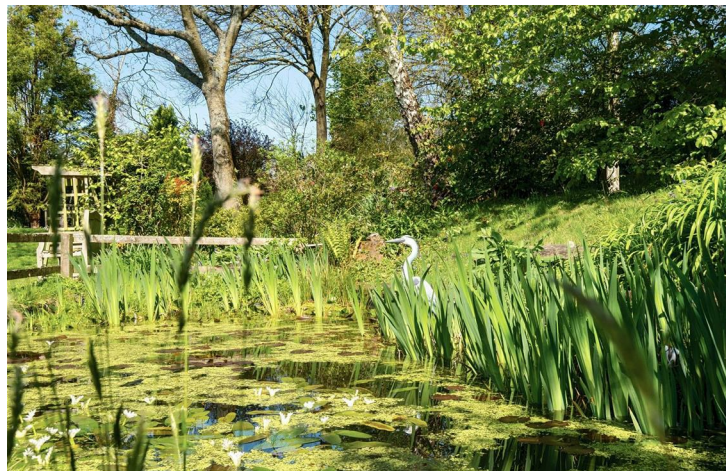
Guide Price £825,000

SITUATION

Hookway is a tranquil hamlet, nestled just outside the market town of Crediton, and is surrounded by rolling countryside. The hamlet is renowned for scenic walks and its peaceful atmosphere. It's proximity to Crediton with its independent shops, garages, bank, post office, supermarket and train station means there is easy access to Exeter, and further travels, and creates the perfect balance of rural living, with easy access to amenities and transport links. Exeter lies four miles to the east, which has an impressive range of amenities befitting a centre of its importance including excellent shopping, dining, theatre and sporting and recreational pursuits. Exeter has mainline railway stations on the Paddington and Waterloo lines.

DESCRIPTION

Hookway House is a beautifully presented family home offering a wealth of characterful features, thoughtfully intertwined with a modern refurbishment. On the ground floor the layout includes a modern open-plan kitchen with utility/boot room, sitting room, lounge/dining room, study and WC. On the first floor are four bedrooms, two of which have ensuite shower rooms, and a family bathroom. Pathways from the large parking area lead to the beautifully presented grounds of approx 1.2 acres comprising of established gardens, a small section of woodland and an orchard. The former double garage, which could be reinstated if required, has been converted into a wonderful home office with services and a separate utility room.



ACCOMMODATION

The house is detached and originally would have been a stone and cob cottage but over time has grown into the house it is today with some modern additions. The layout provides an array of sociable spaces with a central open plan living/dining room with a wonderful wood burning stove. There's a separate sitting room with a Jetmaster open fire and French doors leading outside, plus a versatile study area with its own WC and further French doors leading to the driveway. The open plan kitchen has modern wall and floor mounted units offering plenty of storage, a Rayburn and a large utility/boot room, ideal for those with children and pets. On the first floor are four bedrooms, two of which have ensuite facilities and a family bathroom serves the remainder.

THE GROUNDS

The much loved gardens and grounds amount to approx. 1.2 acres and offer lawns with an array of established flower beds, feature ponds, wild flower beds and cleverly positioned woodland pathways leading to the raised vegetable gardens with fruit cages, a polytunnel and an orchard. The grounds back onto fields and there are various seating areas for alfresco meals or summer evening drinks. Higher up the garden there are views over the rooftop onto the surrounding countryside.

GARAGE/OFFICE

The former double garage, which could be reinstated if required, has been converted into a wonderful home office with services and a separate utility room.

SERVICES

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast Enabled up to 1000Mbps (Ofcom)

Mobile Coverage: Ofcom – outside likely, inside depending on provider.

Drainage: Private Drainage

Heating: Oil fired central heating and wood burners

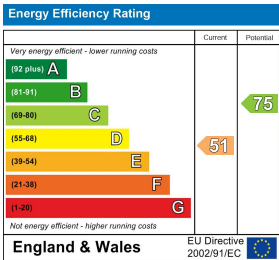
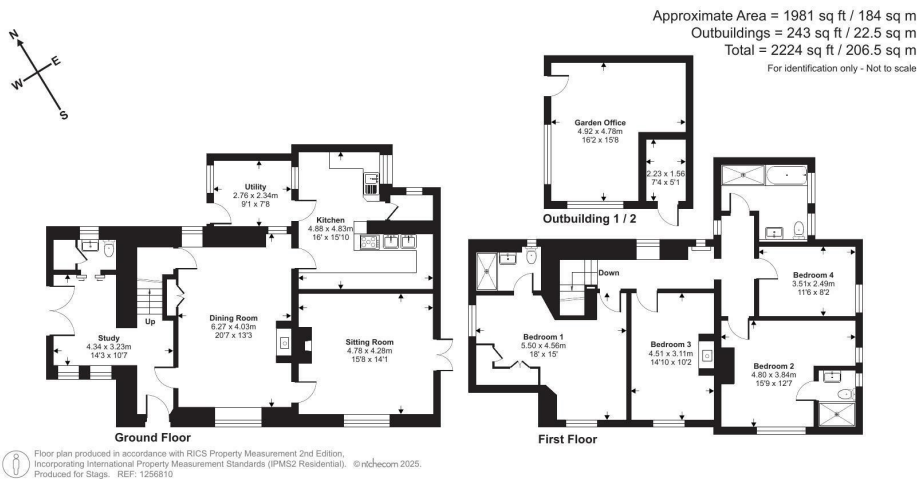
Construction Notes: Cob/stone under slate roof

DIRECTIONS

On leaving Exeter, proceed on the A377 signposted to Crediton. Proceed through the village of Newton St Cyres passing Quickes Farm. After 2 miles turn left signposted Hookway. After a quarter of a mile take a left into the hamlet and after approximately 0.2 miles the property will be on your left.



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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