



No.1 St Cherries



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Spreyton, Crediton, Devon, EX17 5EB

Spreyton 0.9 miles, Okehampton 10.4 miles, Exeter 20.1 miles,  
A30 dual carriageway 2.9 miles

A charming 3 bedroom cottage close to a popular Devon village with beautiful rural views

- Charming 3 bedroom cottage
- Grade II Listed
- Open plan kitchen/dining room
- South facing gardens
- EPC - E
- Stunning rural views
- Semi-detached
- No Onwards Chain
- Freehold
- CTB - C

Guide Price £450,000

## SITUATION

This charming semi-detached cottage is situated in a rural spot within a mile of the popular Mid Devon village of Spreyton. This has a thriving community with a well regarded primary school, village hall, sports field, parish church and an award winning pub, The Tom Cobley. Although in a rural location, the property is only 2.9 miles from the A30 dual carriageway leading west towards Okehampton and Cornwall, and east to the university and cathedral city of Exeter, which also connects beyond to the M5 motorway. In Exeter there is a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre, educational and cultural amenities. The towns of Okehampton and Crediton, both within 12.5 miles, provide a wide range of day-to-day facilities.



## DESCRIPTION

No.1 St Cherries is a Grade II Listed attached period home dating from the 17th century with later extensions. Of rendered stone and cob walls beneath a slate tiled roof, the property has a wealth of character features including much exposed ceiling timbers and a feature granite fireplace.

A timber clad entrance lobby with glazed oak front door leads to an inner hallway with oak floor leading to the principal reception rooms. The modern kitchen/dining room is dual aspect with floor mounted units, a central island with breakfast bar and an electric Aga. A door from the kitchen leads to the former entrance hallway which is used by the current owners as a playroom/snug and has a door leading to the front gardens. The sitting room has a large south facing window and feature granite fireplace with inset woodburner and bread oven. Off the inner hallway on the ground floor is a utility room with a range of work surfaces with inset Belfast sink, shower and WC.

A staircase leads to the first floor landing with plenty of storage cupboards. Off the landing are three double bedrooms, all of which enjoy far-reaching rural views, and a family bathroom.

## GARDENS AND PARKING

Immediately in front of the cottage is a part gravelled and part cobbled parking area. The generous south facing gardens are laid principally to level lawn with a decked entertaining area, a number of flower and shrub beds bordered by mature hedgerows. There is a pedestrian gate to the lane as well as a shed and wood store. The current owners rent an additional piece of land for parking from a local farmer, and it is likely this arrangement would be continued.

## SERVICES

Mains water and electricity. Private drainage believed to be non-compliant with the general binding rules. (Septic shared with 1 other property). Oil central heating.

18.8 MBPS - download

6.4 MBPS - upload

## DIRECTIONS

From Exeter proceed west on the A30 towards Okehampton. Leave at the Whiddon Down exit and in the village turn right on to the B3219 towards North Tawton. After approximately 1 mile turn right towards Spreyton. After approximately 1.5 miles the property can be found on the right before you reach Spreyton. Take the right hand lane just past the cottage, parking in the furthest area on the right.



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.



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

21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

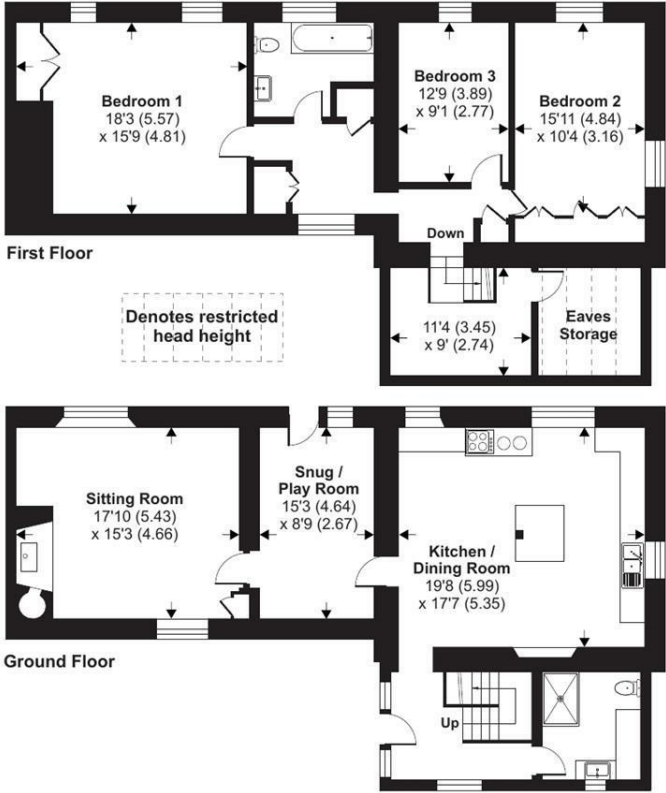
exeter@stags.co.uk

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Approximate Area = 1953 sq ft / 181.4 sq m  
Limited Use Area(s) = 92 sq ft / 8.5 sq m  
Total = 2045 sq ft / 189.9 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags, REF: 1126177



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