



Cullaford Manor







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Spreyton, Devon, EX17 5AX

Spreyton (1 mile), Chagford (7 miles), Okehampton (11 miles), Exeter (20 miles), A30 (2 miles)

A distinguished 5 bedroom home steeped in history in an idyllic Dartmoor setting, offering far-reaching countryside views

- Stunning 5 bedroom Manor House with rich historical past
- Gardens and grounds of around 1.4 acres
- Original features throughout
- Close to excellent transport links
- EPC Band E (44)
- Well appointed home office off the rear courtyard
- Double garaging
- Set in idyllic Devon countryside close to Dartmoor National Park
- Council Tax Band G
- Freehold

Guide Price £1,200,000

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SITUATION

Set amidst rolling Devon countryside between Spreyton and Chagford, Cullaford Manor enjoys a wonderfully private position with far-reaching rural views. Believed to date from the 17th century, the house combines period charm with modern comfort, offering elegant reception rooms, an open fireplace, and beautifully light interiors throughout. Perfectly placed for the moorland town of Chagford (7.6 miles) and the community of Spreyton, (1.1 miles) with excellent access to the A30 and Exeter, this is a rare opportunity to acquire a home of timeless character in one of Devon's most desirable locations.

DESCRIPTION

Originally established in 1670, the Manor has a distinguished provenance, with records of successive owners dating from its inception through to the early 19th Century. Following a fire in around 1850, which tragically destroyed much of the original structure, the Manor was reconstructed and relocated to its present, idyllic position. Cullaford Manor is a stunning stone built historic residence, offering five beautifully appointed bedrooms, a well equipped home office, garaging and commanding wonderful views across the rolling Devon countryside. Believed to be built in 1881, the property has been sympathetically restored to create a home of immense character and charm, blending period elegance with modern comfort.

ACCOMMODATION

This recently refurbished detached family home offers bright, generously proportioned accommodation presented to an exceptional standard throughout. The original stone porch opens into a spacious entrance hall with solid oak flooring and a graceful main staircase rising to the first floor, a space previously used by the vendors as a dining hallway. From here, doors lead to both the family living room and sitting room, each well-proportioned and filled with natural light. The dual-aspect sitting room is a particular highlight, featuring a Minster stone fireplace, bay window with seat, original shutters, and French doors opening onto a paved terrace, perfect for evening drinks. The family room also enjoys a dual aspect with garden views, retaining its original shutters and blending comfort with period charm.

The bright, well-appointed kitchen offers ample space for everyday dining, fitted with a Rangemaster electric induction cooker, granite work surfaces, and integrated appliances. Oak flooring, an original bread oven, and a large internal window overlooking the garden room add warmth and character. The kitchen flows into a practical boot room, ideal as a garden room or informal entrance, with access to the courtyard, car ports, and gardens. A useful utility area provides plumbing for laundry appliances, while the boiler room doubles as a drying space for coats and outdoor gear. A cloakroom/WC completes the ground floor accommodation.

The staircase rises via a half landing to a galleried first floor landing. The principal bedroom is a superb dual aspect room with delightful views over the gardens and land beyond, complete with a beautifully appointed en suite shower room. Bedroom Two is another generous double with en suite facilities, while three further good-sized double bedrooms and a stylish family bathroom complete the first floor.





GARDEN AND GROUNDS

The property is approached via a gravelled driveway, providing ample parking and access to the rear courtyard where you will find a well appointed home office from former stables and double garages. The gardens and grounds are just over 1.4 acres and are beautifully arranged to complement the setting. Predominantly laid to lawn, they are interspersed with mature trees, well-stocked borders, and established hedging, offering both privacy and year-round colour.

To the rear, a paved terrace adjoins the house, the ideal spot for outdoor dining or evening drinks, overlooking the gardens and enjoying the peaceful rural aspect. Beyond the formal lawns lies a wild flower meadow which could be used as a pony paddock alongside an enclosed area of woodland, ideal for children to play in or for exercising dogs.

SERVICES

Mains water and electricity

Private drainage - located in the lower paddock, emptied and cleaned 08/10.25 (It is believed to be compliant)

Oil fired central heating - Grant boiler fitted Sept 2024

Broadband - Airband - 2 systems - 1 for house, 1 for outside office/den - total cost per month £60.00 / £30.00 per system

There is working alarm system at the property

Power available from the house/office to fit an electric charging point if desired

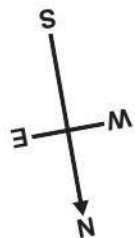
DIRECTIONS

From Exeter take the A30 westwards towards Okehampton. After 15 miles turn off at the Whiddon Down exit, sign posted A382. After about 600 yards, opposite the Post Inn turn right onto the road sign posted North Tawton, A3124. After 3 miles turn right, sign posted for Spreyton and after 3/4 mile Cullaford Manor is on the right just past the barn conversions.

What3words - ///drums.spring.landowner

AGENTS NOTE

There is a restrictive covenant not allowing any building development in the front paddock



Approximate Area = 3087 sq ft / 286.7 sq m

Garage = 322 sq ft / 29.9 sq m

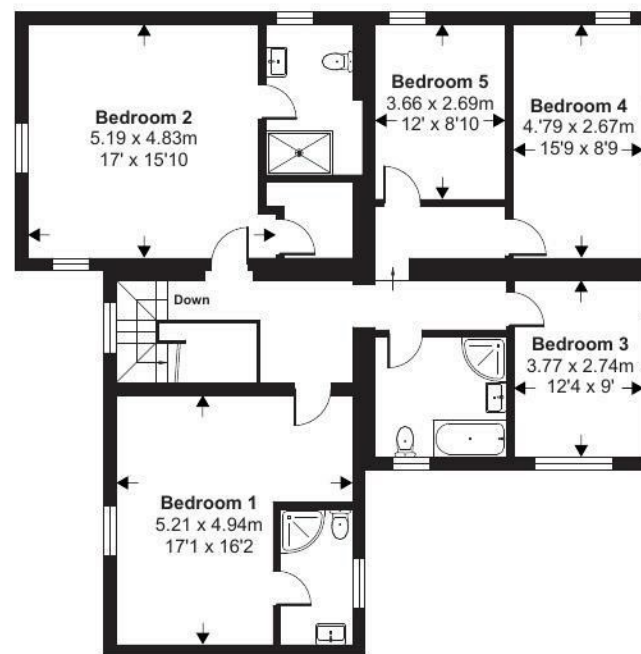
Outbuilding = 143 sq ft / 13.2 sq m

Total = 3552 sq ft / 329.9 sq m

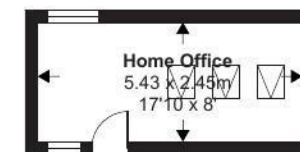
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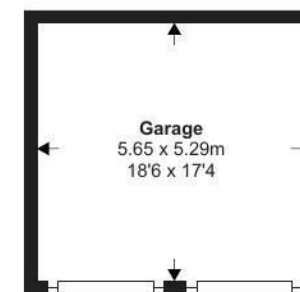
Ground Floor



First Floor



Outbuilding



Garage



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1362802



STAGS

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) 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		

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44



