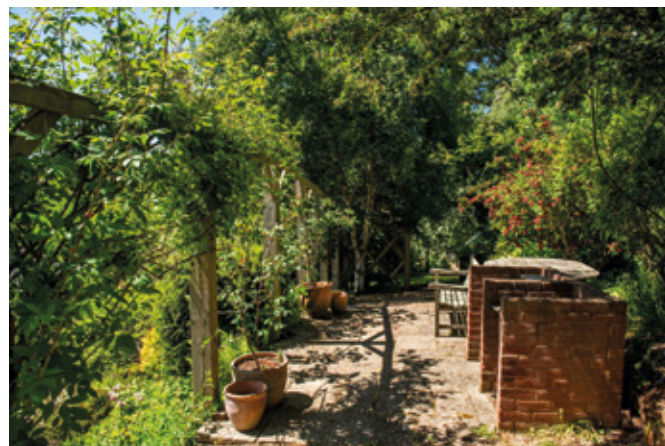




# HOOKWAY HOUSE

Hookway, Devon





# A WELL-PRESENTED FAMILY HOME

With a separate home office and large garden situated off a no-through lane running through a spread-out, rural hamlet

## Summary of accommodation

**Ground Floor:** Hall | Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room | Cloakroom

**First Floor:** Landing | Principal bedroom with en suite shower room | Guest bedroom with en suite shower room  
Two further double bedrooms | Family bath & shower room

**Outbuildings & Grounds:** Home office (converted former garage) with WC & utility room | Parking | Garden  
Pond | Vegetable garden with greenhouse & polytunnel | Orchard | Woodland

**In all about 1.16 acres (0.47 hectare)**

**Distances:** Crediton railway station/A377/Tesco 1.5 miles, Crediton town centre 2 miles  
Exeter city centre 7.5 miles, Tiverton (Blundells School) 14.5 miles  
(All distances and times are approximate)



# SITUATION

Hookway House is situated in the small rural hamlet, a small collection of houses strung out along a no-through lane set in a short valley carrying a tributary flowing into the River Yeo half a mile away. Despite its undisturbed setting the property is conveniently only a five minute drive from Crediton railway station, a Tesco superstore and the A377, which provides easy access to the main arterial routes running through the area. With a population of about 21,500, Crediton can meet most day to day needs with a wide selection of local shops and businesses including GP, dental and veterinary surgeries, leisure centre, farmers’ market and several supermarkets. Exeter is also within easy driving distance and has all the amenities one would expect to find in a university and cathedral city. Crediton railway station has services to Paddington (2 hours 40 minutes) via Exeter St. David’s and Exeter Airport is only 30 minutes’ drive. The wider, local area also has a wide choice of state and independent schools for children of all ages. This includes four popular and well-regarded primary schools within a three mile radius, Blundells in Tiverton and The Cathedral School, Maynard School and Exeter School in Exeter.

# THE PROPERTY

Hookway House has a peaceful setting in a completely unspoilt valley, set back off a no-through lane that serves only ten other houses further up the valley. Believed to date from the early part of the 20th century, the house has rendered and painted exterior walls and shelters under a tiled roof. The front of the house faces southwest, looking out across the valley, with one side of the valley rising behind.

The layout of the accommodation makes the most of its lovely position with masses of natural light and views from every room. The house has clearly been carefully maintained over the years and is beautifully presented throughout. The adjoining sitting and dining rooms both have working fireplaces, the latter’s fitted with a wood burning stove, combining to create a wonderful space for entertaining. The study is off one side of the hall on



its own and has French windows that open onto the driveway and garden, thereby providing a calm and peaceful workspace away from any hustle and bustle elsewhere in the house. The kitchen is at the back of the house and is fitted with a range of built-in appliances and a two-oven Rayburn. Adjacent to it is a good-sized utility/boot room that can cope with children and pets after a muddy walk in winter.

Upstairs are four gorgeous double bedrooms. The principal bedroom and guest bedroom both have en suite shower rooms, whilst the other two bedrooms share the family bath and shower room.

# OUTSIDE

The gardens and grounds at Hookway House are beautiful and a gardeners paradise. Hookway House is approached off the passing lane via a pair of timber entrance gates and a short driveway onto a parking area beside the house. The driveway then goes on to a further parking area beside a former garage, now converted into a home office.







The grounds are L-shaped and amount to just under 1.2 acres, with the house at “the toe” of the L. They are mature and provide a good degree of privacy from anyone passing along the lane, incorporating a pond, vegetable garden complete with a polytunnel and greenhouse, mixed orchard and a small area of woodland.

## PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** Mains water & electricity. Private drainage (septic tank). Oil-fired central heating & Rayburn. Ultrafast broadband.

**Local Authority:** Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk))

**Council Tax:** Band F

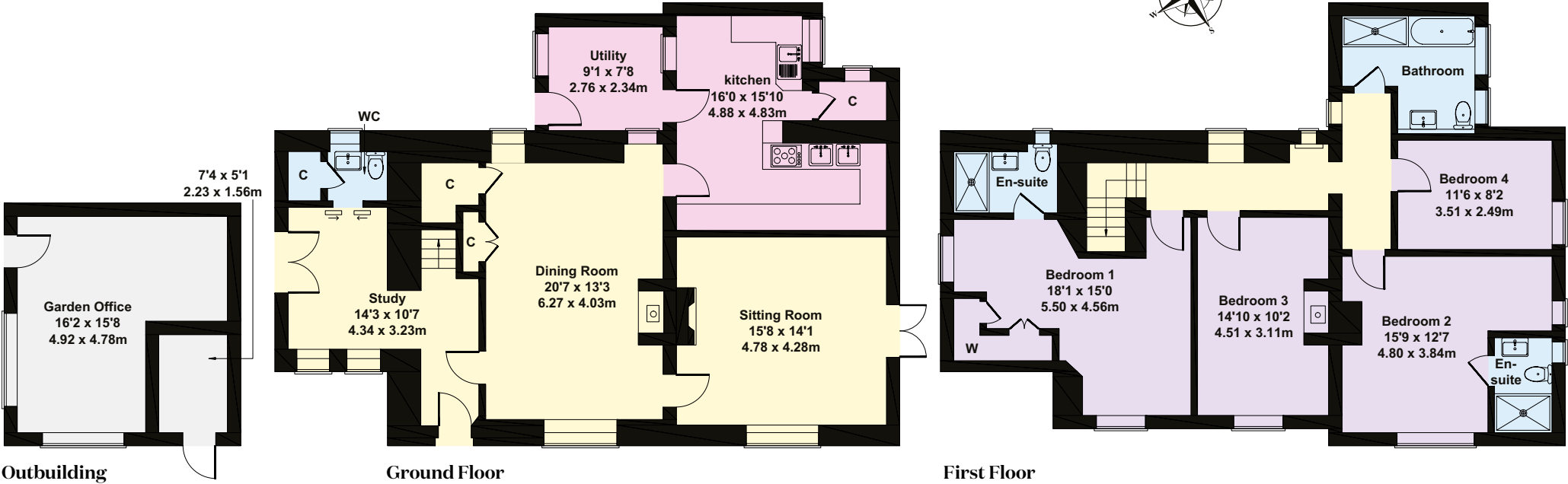
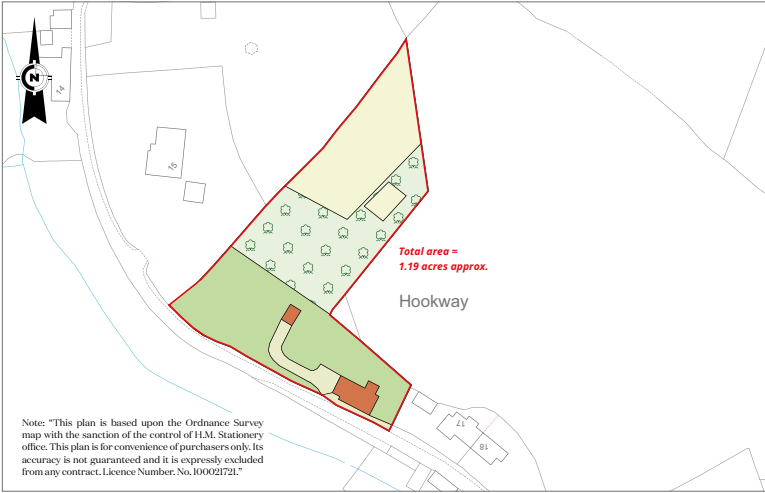
**EPC Rating:** E

**Viewings:** All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP

## DIRECTIONS

Postcode: EX17 3PU/What3Words: ///overjoyed.lock.finishing.

In Crediton start from the junction where the A377/High Street meets the A3072. Head south along Mill Street until merges onto Exeter Road/A377 after about 120 yards. Follow Exeter Road for about a third of a mile and then turn right onto Station Road, signed to Hookway. After about 130 yards cross the level crossing. Continue for a further half mile to a crossroads and then turn left, signed to Hookway (old fashioned signpost). After a further half mile turn right onto a no-through road, sign to Hookway (old fashioned signpost). The property will be found on the left after about a quarter of a mile.



Approximate Gross Internal Area  
2260 sq ft - 210 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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