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## 1 Cramphay Cottages



# 1 Cramphay Cottages, Cramphay cottages, Spreyton, Crediton, Devon, EX17 5AU



Okehampton 11.5 Miles Crediton 15 Miles  
Exeter 20 Miles

A charming, well presented three bedroom, two reception room semi detached cottage, set in this pleasant village edge location.

- Sitting Room And Dining Room
- Kitchen And Bathroom
- Three Bedrooms (One with En Suite)
- Large Garden
- Garage and Off Road Parking
- Delightful Views
- Village Edge Location
- Freehold
- EPC Band E
- Council Tax Band D

Guide Price £525,000

## SITUATION

The property is located on the edge of the popular village of Spreyton, yet within a short walk of the village centre. The village has a church, village hall, primary school and an award winning public house, the Tom Copley Inn. The village also has a community shop and visiting post office. The town of Crediton is easily accessible, as is Okehampton, with its excellent range of shops and services, three supermarkets (including a Waitrose) modern hospital and expanding sixth form college. The cathedral City of Exeter is some 20 miles distant, offering an extensive range of shopping and business facilities together with main line rail international air and M5 motorway connections. The boundary of the Dartmoor National Park is some 5 miles away. Dartmoor is well known for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter, the M5 and beyond. From Okehampton station there is a newly reopened main line rail connecting to Exeter town centre.

## DESCRIPTION

This lovely country cottage is located in a delightful semi rural setting just a quarter of a mile from the much sought after village of Spreyton. The cottage offers deceptively spacious accommodation, retaining many period features which include beamed ceilings, exposed roof timbers, and an inglenook fireplace to the sitting room. The cottage is in superb order and offers much flexibility in terms of possible layouts with two ground floor bedrooms, one converted from a former garage and approached by a lovely glazed corridor/link. The property is oil fired centrally heated with double glazed timber and Upvc windows. The gardens fully compliment the cottage and combine areas of lawn, seating areas and vegetable/flower beds. Further benefits include ample off road parking and a garage/workshop. From the gardens there are some stunning views of the surrounding Devon countryside to Dartmoor and the cottage backs onto open farmland.

## ACCOMMODATION

Double glazed door to thatched ENTRANCE PORCH: Decorative tiled floor, twin glazed doors and granite step up to SITTING ROOM: A delightful room with heavily beamed ceiling. Feature inglenook fireplace with 'Woodwarm' multi fuel stove and bread oven. windows to front elevation, wall lighting, radiator, understairs cupboard. KITCHEN: Well fitted with a range of modern base cupboards and drawers with work surfaces over and matching wall cupboards. Space for Range style cooker, Inset enamel one and a half bowl sink. Space and plumbing for washing machine. Tiled floor. Part vaulted ceiling with exposed roof timbers. Space for 'American' style fridge freezer. Window to rear with countryside views across adjoining farmland. Walk-in larder with fitted shelving. Twin doors to DINING ROOM: A superb room with full height vaulted ceiling and exposed roof beams, tiled floor. Feature wood burning stove set on natural slate plinth. Double glazed door to rear of cottage and windows to rear with attractive outlook. Glazed doors to courtyard. GLAZED HALLWAY: Tiled floor, wall lighting and full depth oak framed windows and twin doors into courtyard. Door to front of cottage and door to. GROUND FLOOR BEDROOM 2: Dual aspect double glazed windows. radiator. Natural wood floor. This room was converted from a former garage, and would be suitable for other uses if necessary. INNER HALLWAY: Tiled floor, radiator. Digital heating / hot water programmer. GROUND

FLOOR BEDROOM 3: Window to rear with views over farmland. Radiator. BATHROOM: Shower bath with mains fed mixer shower over and screen door. WC, pedestal wash basin, timber panelling to dado height. Heated towel rail. Opaque window to rear. Tiled floor, shelving.

FIRST FLOOR Turning staircase from the sitting room to BEDROOM 1: A delightful main bedroom with exposed roof timbers and windows to front with Dartmoor views, radiator. Fitted wardrobes with hanging space and shelving. Door to EN SUITE: Comprising WC and pedestal wash basin.

## OUTSIDE

Immediately to front of the cottage is a gravelled area with parking for one vehicle, with flower beds and borders. The main gardens lie to the side and consist of an attractive secluded paved courtyard accessed from the dining providing a lovely space for entertaining. Steps lead up to a level lawn garden with shrub and tree borders. With a path dividing an area of raised vegetable/flower beds. Adjacent is a gravelled seating area offering views over the surrounding countryside to the hills of Dartmoor. Timber built GARDEN SHED with oil storage tank and LPG cylinders to side. Double gates at the far end of the garden open to a gravelled off road parking area providing parking for approximately four vehicles. leading to a detached timber WORKSHOP/GARAGE: 4.8m x 4.2m approximately with double doors to front, personal door to rear, light and power connected. To the rear of the cottage, adjoining open farmland is a stone chipped area with external oil fired central heating boiler, outside water tap and lighting.

## SERVICES

Mains water and electric, oil fired central heating. Sewerage Treatment Plant (new system installed March 2024, shared with neighbour). Broadband: Supafast likely available upto 80mbs (Ofcom) Mobile Coverage: EE, O2 and Vodafone likely limited indoor and available outdoor.

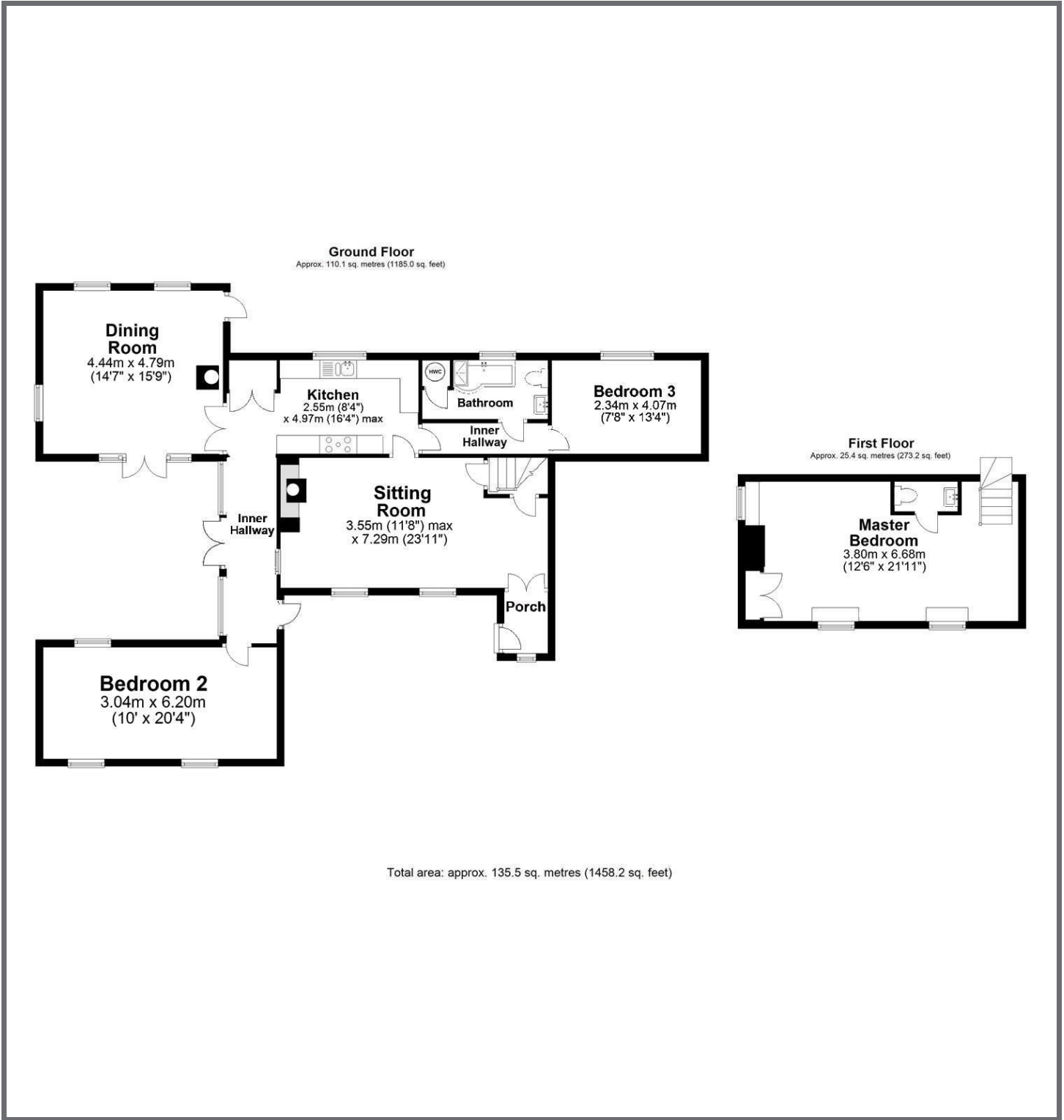
## DIRECTIONS

From Okehampton proceed in a easterly direction taking the A30 dual carriageway towards Exeter. At the Whiddon Down Junction, fork left as if for Chagford, going back over the flyover and upon reaching the T-junction turn right. Proceed for a short distance before turning right again onto the A3124 signposted to North Tawton and Winkleigh, after just over half a mile take the right hand turning at Hollocombe Cross signposted to Spreyton, continue along this lane until entering the village. At Spreyton Cross turn right signposted to Spreyton Wood, and 1 Cramphay Cottages will be the first property on the left hand side.









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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(49-68) E	(35-48) F	(2-47) G	
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		75	44

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