



## Combe Moor Cottage

Combe Moor Lane | Spreyton | Devon  
EX17 5AW

STUART  
OLIVER  
RESIDENTIAL



## Property Location

EX17 5AW

A charming, spacious four bedroom detached home set within grounds of approximately 0.67 acres. The property is surrounded by open farmland to the back and has a gated driveway leading to parking for several cars. The property benefits from two bathrooms and a further wet room. No onward chain.

- **Detached country home**
- **Four generous bedrooms**
- **Two bathrooms**
- **A further downstairs wet room**
- **Two separate reception rooms**
- **Kitchen/breakfast room**
- **Generous gardens**
- **Surrounded by farmland**
- **Gated driveway and ample parking**
- **Requires modernisation**

## Situation

The property is located in beautiful countryside down a quiet lane on the outskirts of the popular and charming village of Spreyton. The village has a vibrant community with regular events and good amenities, including a volunteer-run shop, weekly post office, well regarded primary school, church, award-winning public house (Tom Copley Tavern), hair salon, village hall, regular farmers market, cricket pitch and a garage. The town of Cridton 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 away, offering an extensive range of shopping and business facilities and additional schooling options together with main line rail, international air and M5 motorway connections. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter, the M5 and beyond. Cridton and Okehampton benefit from a rail link connecting to Exeter City centre. Dartmoor National Park is just 5 miles away and offers magnificent scenery and opportunities for walking, riding and other outdoor pursuits.









Upon arrival you are greeted by a gated driveway leading to parking for several cars and a single garage.

The main entrance has a charming front covered porch and opens into the tiled entrance hall with exposed woodwork and beam. The hall is spacious and has stairs leading to the first floor and doors to the main reception room, the dining room, the kitchen/breakfast room and a further glazed door leading out to the rear garden. The main reception room is generously proportioned and has dual aspect through two windows overlooking the front and rear garden, there is a large open fireplace with a tiled hearth, the original bread oven and a wood burning stove for those cosy winter evenings. On the wall containing the fireplace there is a recess which is shelved. The dining room is a great size and conveniently located within close proximity of the kitchen/breakfast room. There are double glazed patio doors leading out to the rear garden and a window to the front allowing plenty of sunshine and light. From the dining room there is a door to the downstairs wet room which has an electric shower, WC, a wash hand basin and a window to the rear. The kitchen/breakfast room is notably bright and spacious with two windows to the rear and one to the side flooding the room with light. There is a range of eye and base units with ample work surfaces and under counter strip lighting. There is space and plumbing for a washing machine and dishwasher, fridge/freezer, electric cooker and plenty of scope for additional features if updating the kitchen. The oil boiler is located in the rear corner of the kitchen which supplies the heating and hot water.

From the entrance hall, stairs rise to the first-floor landing with a window and window seat overlooking the garden. The main bedroom is a great size and has a dual aspect through two windows which overlook the front and rear gardens. There is a built-in wardrobe with further storage over. The second and third bedrooms are both double bedrooms and one has the built-in airing cupboard housing the hot water tank. Both bedrooms have dual aspect windows providing an abundance of sunlight and good views of the gardens, they both have access to their own separate bathrooms which can also be accessed from the landing. Both bathrooms have baths, wash hand basins and WC's, they both also have good light from windows overlooking the gardens. The fourth bedroom is a generous single room with built in wardrobes and a window.

Outside there are substantial gardens surrounding the property with mainly lawns and fruit trees surrounded by areas of wildflower and bordered by mature trees and hedges. There is a single garage and ample driveway space for parking.



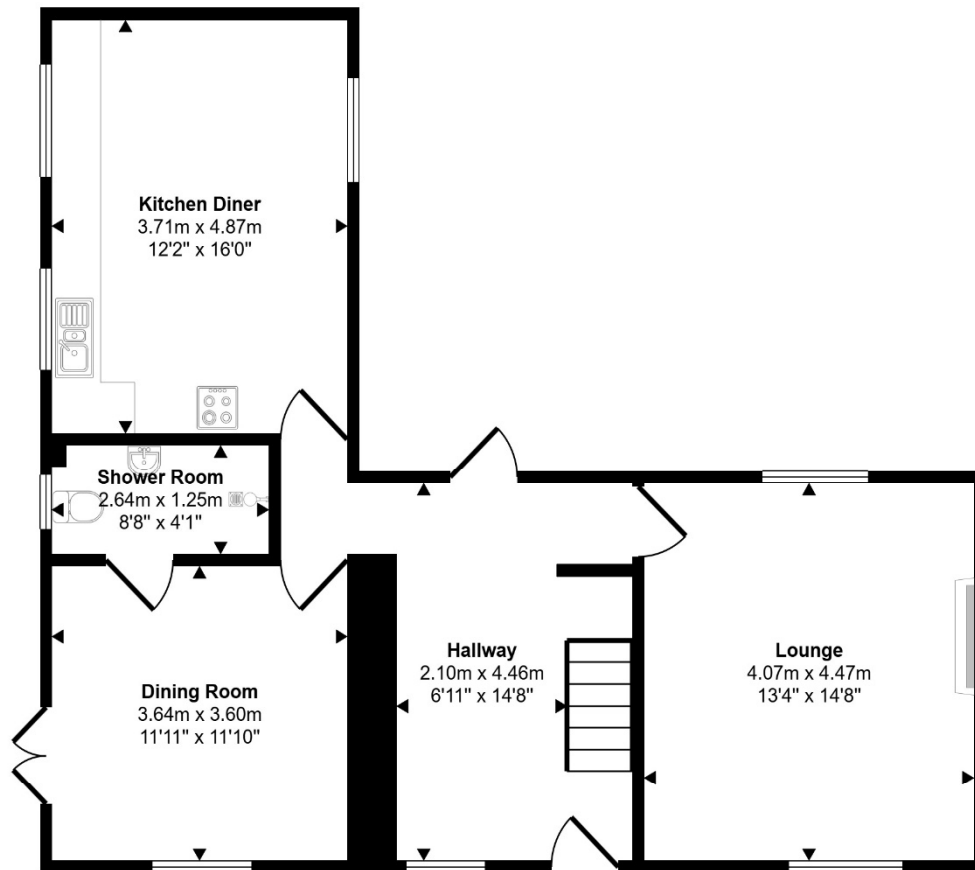




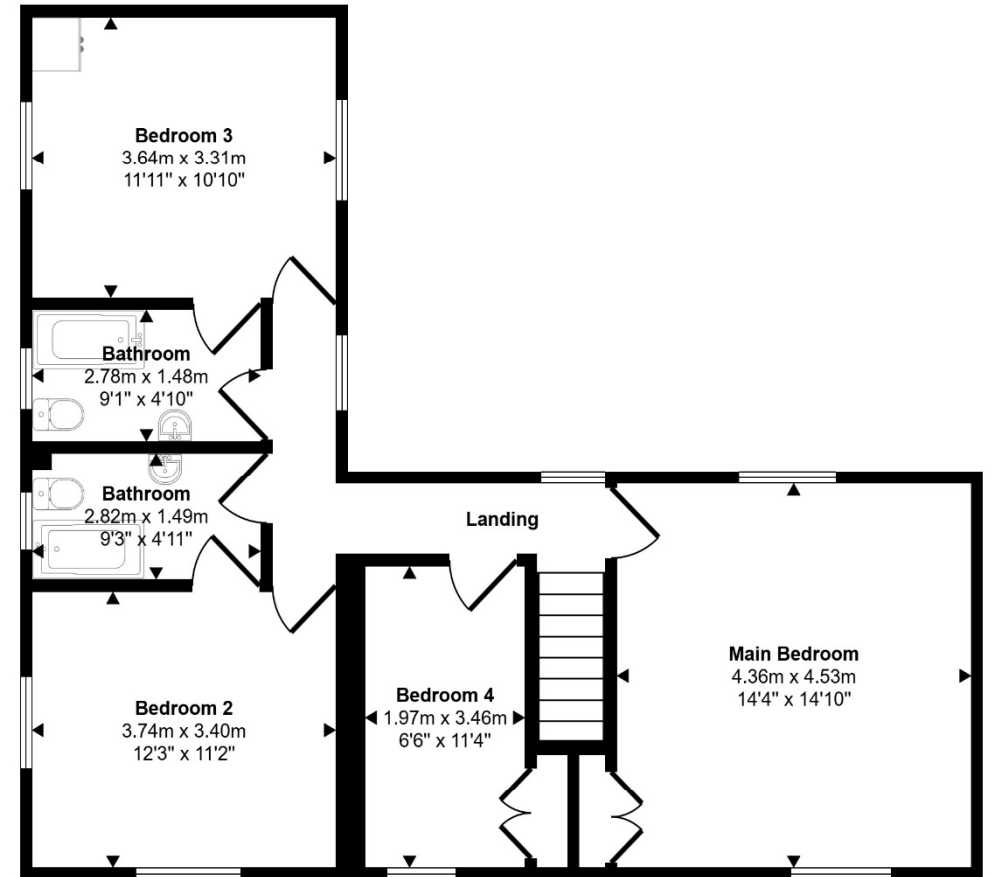




Approx Gross Internal Area  
144 sq m / 1552 sq ft



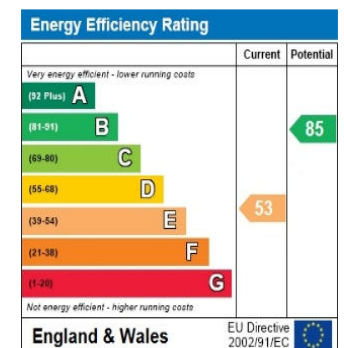
Ground Floor  
Approx 72 sq m / 770 sq ft



First Floor  
Approx 73 sq m / 782 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band: Band E  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property





Stuart Oliver Residential – Mid Devon Property Specialists

01647 400057

[info@stuartoliverresidential.com](mailto:info@stuartoliverresidential.com)

[www.stuartoliverresidential.com](http://www.stuartoliverresidential.com)



STUART  
OLIVER  
RESIDENTIAL