



Vinley



# Vinley

Hookway, Crediton, EX17 3PT

Crediton (1.5 miles), Train Station (0.8 miles), Exeter City Centre (7.5 miles )

Detached Three Bedroom Property With A Range Of Outbuildings, With Scope For Improvement and Extension (STPP) Set Within Glorious Countryside

- Detached three bedroom property
- Set in a stunning semi-rural location
- Overlooking Downs Crediton Golf Course
- Scope for improvement
- Range of outbuildings suitable for conversion (STPP)
- No onward chain
- Quiet country lane
- EPC E (47)
- Council Tax Band Band E - Mid Devon District Council
- Freehold Council

Guide Price £650,000

## SITUATION

Nestled within the gently undulating countryside of Devon, Vinley is located in the hamlet of Hookway, close to Crediton and enjoys a wonderfully tranquil and unspoilt setting, emblematic of this particularly sought-after pocket of Mid Devon. Surrounded by a patchwork of rolling farmland, mature hedgerows and quiet country lanes, the location offers a quintessential rural lifestyle, whilst remaining remarkably accessible. The nearby market town of Crediton provides an excellent range of day-to-day amenities, schooling and rail connections, whilst the cathedral city of Exeter lies within comfortable driving distance, offering a more extensive array of shopping, dining and cultural pursuits. The area is renowned for its outstanding natural beauty, with an abundance of scenic walking, riding and outdoor leisure opportunities readily available from the doorstep. Despite its idyllic seclusion, the property benefits from convenient access to the A377, linking to the wider road network and beyond.

## DESCRIPTION

Set amidst the gently rolling Mid Devon countryside, this semi-rural property offers an increasingly rare opportunity to acquire a home with stunning views, in the popular location of Hookway. The accommodation, whilst now requiring some updating, extends to three well-proportioned bedrooms alongside a range of reception rooms including kitchen, dining room and sitting room. A particular feature of the property is the excellent range of traditional outbuildings, offering flexibility for a variety of uses, whether for storage, workshop space, or potential conversion to ancillary accommodation, again subject to the requisite permissions.

The gardens are delightful, laid principally to lawn and interspersed with established planting along with a stunning Magnolia tree, creating a peaceful and private setting. Of special note are the far-reaching views across the adjoining countryside, with an attractive outlook towards Downs Crediton Golf Course, providing a picturesque and ever-changing backdrop.

In all, this is a property of considerable charm and potential, set within an attractive rural position, offering an exciting opportunity for those seeking a project in a highly desirable Devon location.



## ACCOMMODATION

Entering the property through a semi-glazed porch, you are welcomed by a convenient downstairs cloakroom. From here, the inner hallway leads to the kitchen, which is fitted with modern units, includes a selection of integrated appliances, and enjoys views over the lane and surrounding fields. A serving hatch from the hallway provides easy access into the dining room.

The dining area enjoys views over the front garden leads through to the spacious sitting room. This inviting space includes an alcove seat with pleasant views over the garden, as well as French doors opening onto the patio—ideal for indoor-outdoor living. A particular feature to note in this room is the Minster fireplace.

Upstairs, the property offers three well-proportioned double bedrooms, along with a family bathroom fitted with a shower, bath, WC, and wash hand basin.

## GARDEN AND OUTBUILDINGS

The property benefits from an extensive range of outbuildings, including a characterful Old Smithy dating back over 150 years and has the original cobbled floor. There is also useful wood/coal shed and an open-fronted garage located immediately opposite the house. There is a small storeroom next to a substantial L-shaped building made out of block and timber with a corrugated tin roof, as well as a garage featuring a mezzanine level above. The final outbuilding, has windows running along its full length, has previously been used as a playroom and would make an ideal studio. Collectively, these outbuildings offer excellent versatility and are well suited to a variety of uses such as workshops or creative spaces plus the potential for conversion into additional accommodation, subject to the necessary planning permissions.

## SERVICES

Utilities: Mains electricity, and water (metered)

Drainage: Septic Tank - Awaiting Discharge Compliance Test report

Heating: Oil - New boiler (2022), Tank Titan H1800 (400 gallon capacity)

Council Tax Band - Mid Devon Band E

EPC level E

EE, Three, Vodafone and O2 network available (Ofcom)

Standard and Superfast broadband available (Ofcom) - (Ultrafast 1800 - 220 Mbps)

## AGENT'S NOTES

National Grid have a Wayleave for the electric pole in the garden. A very small rental is paid biannually.

## DIRECTIONS

WHAT3WORDS - ///consoled.asked.dynamics



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.



Approximate Area = 1406 sq ft / 130.6 sq m  
 Outbuilding = 1595 sq ft / 148.1 sq m  
 Total = 3001 sq ft / 278.7 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 2: 4.07 x 2.70m (13'4" x 9')
- Bedroom 3: 3.91 x 3.12m (12'10" x 10'3")
- Bedroom 1: 4.45 x 3.10m (14'7" x 10'2")

**Ground Floor**

- Sitting Room: 4.97 x 3.99m (16'4" x 13'1")
- Dining Room: 4.68 x 3.67m (15'4" x 12')
- Kitchen: 3.35 x 3.09m (11' x 10')

**OUTBUILDING 1 / 2 / 3 / 4 / 5**

- Garage: 7.22 x 4.30m (23'8" x 14'1")
- Outbuilding: 6.86 x 4.29m (22'6" x 14'1")
- Outbuilding: 12.55 x 4.55m (41'2" x 14'7")
- The Smiddy: 5.20 x 4.53m (17'1" x 14'10")
- Coal / Wood Shed: 5.30 x 1.54m (10'10" x 5'0")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixhecom 2026. Produced for Stags. REF: 1434696



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			
		47	71
England & Wales		EU Directive 2002/91/EC	

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