



Offers In The Region Of £490,000

4 Bedroom Detached House for sale
Stonebridge Drayford, Drayford, Crediton



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SALES AND LETTINGS



Overview

Nestled in the tranquil and picturesque hamlet of Drayford, Crediton, this superb, detached family home presents a rare opportunity for those seeking peaceful countryside living with effortless commuting access to Exeter, Crediton, Tiverton, and Barnstaple.

SOME IMAGES HAVE BEEN STAGED TO SHOW FURNITURE WITHIN A ROOM



Key Features

- 4/5 BED DETACHED FAMILY HOME
- 3 RECEPTION ROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- ENCLOSED GARDEN WITH TREE-LINED BORDERS
- LARGE GARAGE
- PEACEFUL COUNTRYSIDE LOCATION
- EASY COMMUTING DISTANCE TO EXETER, CREDITON, TIVERTON & BARNSTAPLE
- WHAT3WORDS///headsets.inhales.stow









Situated in the sought-after hamlet of Drayford, this impressive four/five bedroom detached family home is a rare gem offering spacious, flexible accommodation and a peaceful rural lifestyle. The property is within easy commuting distance of Exeter, Crediton, Tiverton, Barnstaple, and South Molton. In addition, the local village of Witheridge boasts shops, a pub & restaurant, a parks & more.

Built to a high standard in 1993, the property boasts a substantial 1,611 sq ft of living space – ideal for those seeking both tranquillity and versatility in their next move.

Step inside the welcoming porch and reception hall to discover bright, modern interiors enhanced by uPVC double glazing throughout. The heart of the home is a stunning lounge with dual aspect windows and a striking stone fireplace with wood-burning stove – the perfect sanctuary for cosy winter evenings. Three generously proportioned reception rooms, including a formal dining room and an adaptable ground-floor study which can serve as a fifth bedroom, offer spaces for formal entertaining, relaxation, or home working.

The modern kitchen/breakfast room has been designed with family life and social gatherings in mind, featuring an extensive range of sleek cabinetry, ample worktop space, and contemporary fixtures. Natural light floods the space through twin uPVC windows and two Velux skylights, while direct access to the rear garden is ideal for alfresco dining. Appliances are well catered for with designated spaces for a range-style cooker, fridge/freezer, washing machine, and dishwasher.

Upstairs, a galleried landing leads to four comfortable double bedrooms. The principal bedroom enjoys garden views, generous wardrobe space and an en-suite shower room for added privacy, while the modern family bathroom caters to the remaining bedrooms with style and efficiency.

Further highlights include a well-appointed ground floor cloakroom/WC (a must for busy families), extensive storage options, a large garage with remote controlled roller doors, and plenty of off-street parking with scope to create further spaces if desired. The rear garden is a true haven: beautifully maintained providing a sunny aspect, a level lawn, mature planting, seating terraces, and a picturesque border stream – promising delightful views and outside entertaining opportunities for every season.

An incredible kitchen garden boasts an array of fruit trees, including plum, apple, pear, and cherry. It also features a dedicated berry enclosure planted with blueberries, raspberries, and redcurrants, all perfectly complemented by a vegetable plot, a strawberry patch, and a fragrant herb garden.

Set in the peaceful village of Drayford, this home provides an unparalleled countryside lifestyle. Nestled beside the Little Dart River and Adworthy Brook, Drayford is a quiet rural hamlet steeped in history, dating back to its listing as "Draheforda" in the 1086 Domesday Book. Enveloped by rolling farmlands and ancient Devon banks, Drayford supports just a handful of traditional homes. Outdoor enthusiasts are well catered for, with superb country walks and lauded cycling routes such as the Drayford River View loop winding through picturesque green lanes and over enchanting stone bridges.

Residents enjoy exceptionally low crime rates and benefit from the camaraderie of a tightly-knit community, perfect for those seeking a safe, slow-paced lifestyle with easy links to urban amenities and outstanding North Devon beauty.

Opportunities to acquire such a well-designed, spacious home in this unspoilt and historic Mid-Devon setting are rare indeed. Internal viewing is strongly recommended to fully appreciate all this remarkable property and its charming surrounds have to offer. Arrange your visit today – your countryside retreat awaits.

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Floorplans



Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾
149.8 m²
1611 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Tiverton

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