



Vinley, Hookway, EX17 3PT

Guide Price **£575,000**

Vinley

Hookway, Crediton

- Superb semi-rural setting adjoining Golf Club
- Detached home with huge potential
- Three double bedrooms
- Wonderful mature gardens
- Range of characterful outbuildings
- Scope to extend or convert (subject to permissions)
- Walk into Crediton
- Quiet country lane
- Large, old fashioned, open loft space for easy and cheap conversion into fourth bedroom.

Properties like Vinley rarely become available.

Located on a small country lane, directly adjoining Downes Crediton Golf Club, it enjoys a setting that's difficult to replicate. Surrounded by rolling countryside yet within walking distance of Crediton's shops, cafés, schools and railway station, it offers the best of both worlds. Morning walks across the golf course (via the public footpath), evenings in the garden and the convenience of town just a short stroll away create a lifestyle that's increasingly hard to find.

The house itself offers comfortable accommodation with plenty of scope for its next owners to make it their own. Whilst some updating is now required, it has been well cared for over the years and provides an excellent starting point for anyone looking to create a long-term family home in a truly special location.





The ground floor includes a welcoming sitting room with wood burning, cosy, open fireplace, overlooking the gardens with French doors opening onto the patio, a separate dining room, kitchen and cloakroom. Upstairs are three generous double bedrooms together with the family bathroom.

However, it's outside where Vinley really comes into its own.

The mature gardens provide a wonderful sense of privacy and space, with established planting, lawns and beautiful trees creating a peaceful setting throughout the seasons. Whether you're relaxing on the patio, gardening or simply enjoying the outlook across neighbouring countryside, it's a setting that encourages you to slow down and appreciate where you are.

The outbuildings are another major attraction and offer possibilities that are becoming increasingly difficult to find. From the old smithy, complete with its original cobbled floor, to the various workshops, garages and studio spaces, there is an enormous amount of flexibility here. Whether you're looking for storage, workshop space, somewhere to run a business from home, creative studios or, subject to the necessary planning permissions, conversion into additional accommodation, the opportunities are considerable.

Equally exciting is the potential to enlarge or remodel the existing house. Subject to the relevant permissions, buyers have the chance to create something truly exceptional whilst retaining everything that makes this location so special.



Opportunities like this don't come along very often. A detached home in such a peaceful yet convenient location, with mature gardens, extensive outbuildings and genuine scope to add value, is becoming increasingly rare. For buyers with vision, Vinley offers the chance to create a forever home in one of the area's most desirable settings.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private – Septic tank (Discharge compliant)

Heating: Oil fired central heating (boiler replaced 2022)

Construction: Standard

Listed: No

Conservation Area: No

Tenure: Freehold

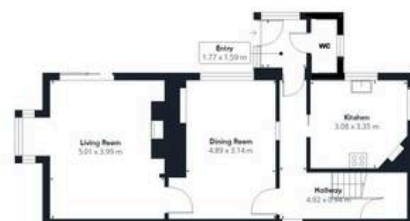
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.



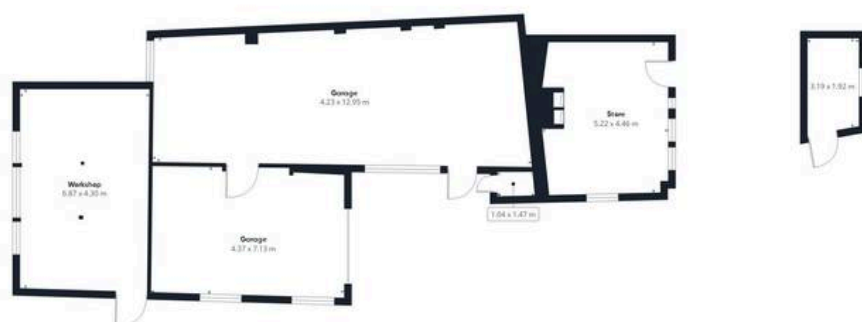


Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
265.9 m²



Floor 0 Building 2

(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.

GIRAFFE360



Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

Executor's / Probate Sale:

The property is being sold on behalf of an estate following a bereavement. The seller may have limited knowledge of the property's history or condition, and buyers should satisfy themselves on all aspects prior to purchase with their conveyancer.

DIRECTIONS : Leaving Crediton via Fordton, go over the river bridge and take the next left signed to Hookway. The property will be found after approx. 500m on the left hand side before reaching the Golf Club.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.