



16 Hookway, Crediton, EX17 3PU

Guide Price **£795,000**

16 Hookway

Crediton, EX17 3PU

- Beautiful detached country home in sought-after hamlet
- Approximately 1.2 acres of glorious gardens and grounds
- Four bedrooms with two en-suite shower rooms
- Character cottage with tasteful modern additions
- Detached home office, studio or workshop
- Productive gardens with polytunnel and wildlife areas
- Peaceful rural setting just 15 minutes from Exeter
- Wonderful countryside views
- Oil-fired central heating and two wood burners
- A rare lifestyle property yet surprisingly close to town amenities

For those dreaming of a country home without sacrificing convenience, Hookway House offers a lifestyle that's increasingly difficult to find. Tucked away within the unspoilt hamlet of Hookway, this beautiful detached home enjoys the peace of a quiet no-through lane, surrounded by open countryside, yet sits just five minutes from Crediton and around fifteen minutes from Exeter. With regular bus and rail links nearby and Downes Golf Club just moments away, it strikes a wonderful balance between rural living and everyday practicality.

Originally a traditional stone and cob cottage dating back to around 1850, the house has evolved sympathetically over the years. The result is a character home that retains its charm whilst offering the space and flexibility expected of modern family life. Beautifully presented throughout, it feels welcoming from the moment you arrive.





At the heart of the home is a spacious open-plan living and dining room where a wood-burning stove creates a cosy focal point, perfect for family gatherings or evenings with friends. A separate sitting room, complete with its own wood burner, provides a quieter retreat, whilst a study with adjoining WC offers an ideal work-from-home space or hobby room. The kitchen is well equipped with excellent storage and workspace, complemented by a generous utility and boot room that's perfectly suited to country living, whether returning from muddy walks, gardening or time spent outdoors.

Upstairs, there are four comfortable bedrooms, two benefiting from their own en-suite shower rooms, whilst a family bathroom serves the remaining bedrooms. The layout works equally well for growing families, visiting guests or those seeking flexible accommodation.

Outside, the gardens and grounds are every bit as impressive as the house itself. Extending to approximately 1.2 acres, they have been lovingly created over many years into a series of beautiful spaces that change with the seasons. Sweeping lawns, woodland paths, established planting, ponds with waterfalls, wildflower areas and numerous seating spots combine to create an environment that is both peaceful and inspiring.



For those who enjoy growing their own produce, there are productive vegetable beds, fruit growing areas and a polytunnel, whilst there is ample room for keeping chickens or creating further lifestyle projects if desired. Children will delight in exploring the gardens, whilst wildlife thrives throughout the grounds.

A particularly useful addition is the detached former double garage, now converted into a superb home office and studio with its own utility area. Whether you're working from home, running a business, pursuing creative hobbies or simply looking for additional space, it offers tremendous flexibility and could even be reinstated as garaging if preferred.

From the upper areas of the garden there are lovely views across neighbouring rooftops and fields towards the surrounding countryside, providing a constant reminder of just how special this location is.

Hookway House is far more than simply a beautiful home. It's a lifestyle property offering space, privacy and a genuine connection with the countryside, all whilst remaining remarkably accessible. Opportunities to secure a home of this quality, with such exceptional gardens and in such a desirable hamlet, rarely come to the market.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private

Heating: Oil fired and wood-burners

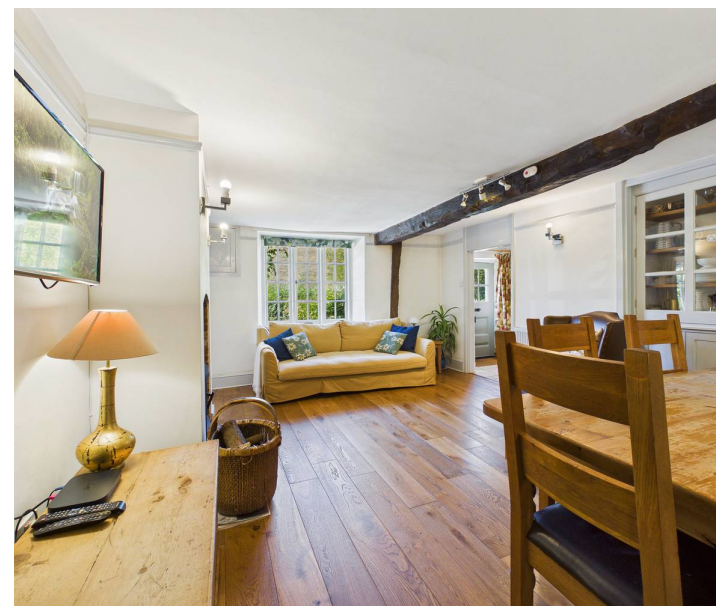
Construction: Cob/stone under slate roof

Listed: No

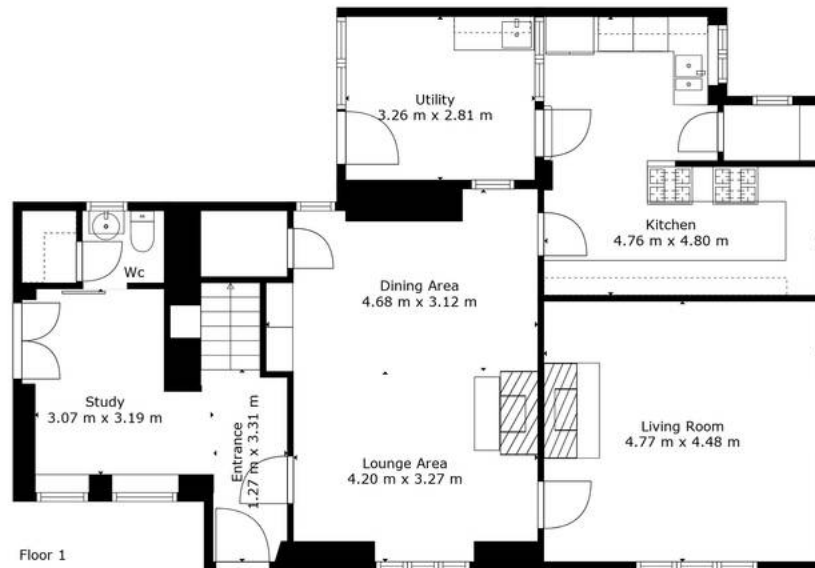
Conservation Area:

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.









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.

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.

DIRECTIONS

Use EX17 3PU or the what3words is [///language.churn.upwardly](https://www.what3words.com/#!/language.churn.upwardly)

If in Crediton High Street, proceed to Fordton having crossed the railway line and leave the town. At the cross roads, turn left and pass Downes Golf Club on your left. Continue through the bends and take the right turn (no through road) through Hookway and the property will be found on your left.



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.