



# 1 Cramphay Cottages, Spreyton, EX17 5AU

Offers Over £475,000



# 1 Cramphay Cottages

Spreyton, Crediton

- Delightful thatched cottage
- Peaceful rural location
- 3 Double bedrooms
- Full of charm & character
- Vaulted ceiling dining room
- Cozy lounge with woodburner
- Ground floor bedrooms & bathroom
- Pretty garden & patio dining area
- Timber garage & parking for 4 vehicles
- Close to village and less than 4 miles to the A30

Set on the edge of the popular village of Spreyton, 1 Cramphay Cottages is a characterful semi-detached cottage combining traditional Devon features with useful modern improvements. The property is not listed and retains exposed beams, deep-set windows and an impressive inglenook fireplace, while a bright extension and vaulted ceilings add a more contemporary feel.

The front porch opens into a welcoming lounge with heavy beams and a lined multi-fuel stove set within the inglenook fireplace. The kitchen has cream shaker-style units, composite worktops and space for an American-style fridge-freezer, dishwasher and washing machine, together with a Range Master cooker with six-ring gas hob. The adjoining dining room has a vaulted ceiling, stone flooring, underfloor heating and a second lined woodburning stove. Patio doors open onto the enclosed courtyard, making this a lovely space for entertaining or simply enjoying the sunshine.







Also on the ground floor are two beautifully presented double bedrooms and a family bathroom. Upstairs, the main bedroom has exposed beams, fitted wardrobes and its own WC and wash basin.

The cottage has oil-fired central heating, UPVC double glazing and a recently renewed front thatched roof & ridge. A treatment plant was installed around two years ago, while both woodburning stoves have been lined and are regularly swept.

Outside, an enclosed courtyard leads up to a lawned garden with mature planting and views across the surrounding farmland. There is also a large timber shed, substantial timber-built garage/workshop and parking for around four vehicles.

With the village shop, pub, primary school and village amenities all close by, this is a lovely combination of traditional cottage character, practical living space and a peaceful countryside setting.

Please see the floorplan for room sizes.

Current Council Tax: Band D - West Devon 2026/27 - £2611.86

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Private treatment plant (shared with next door)

Heating: Oil fired central heating & woodburning stoves

Construction: Cob/Stone





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.

**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.

**Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

**Thatch / Cob Construction:**

We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

**DIRECTIONS :** From the village take the crossroads signposted to Spreyton Wood and the property can be found along to the left.

For Sat Nav: EX17 5AU

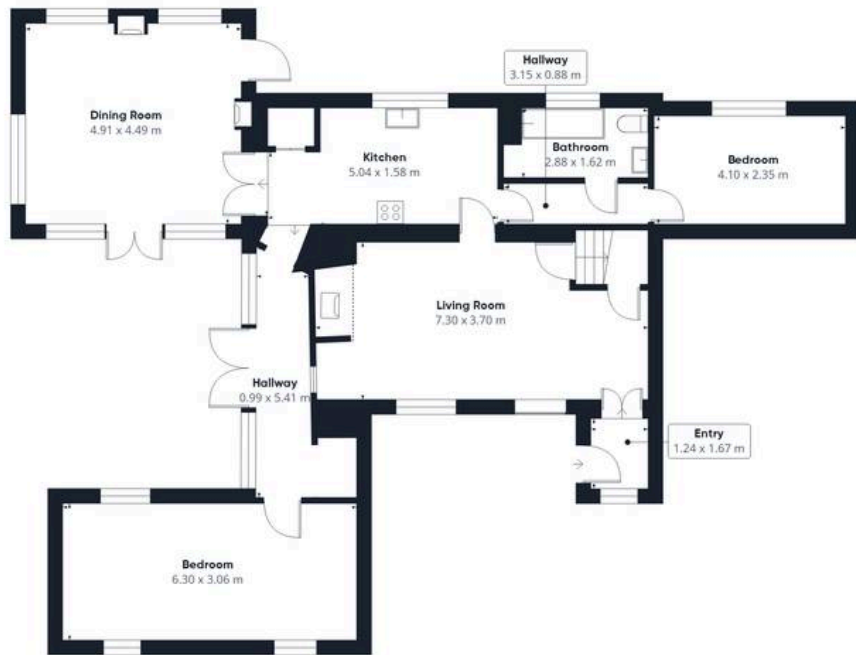
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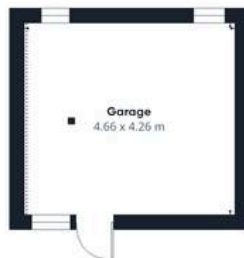




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

151.1 m<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360





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