



## Barton Cottage, Spreyton, EX17 5AL

Guide Price £350,000

# Barton Cottage

Spreyton, Crediton

- Semi detached property extensively refurbished and modernised
- 2 Large double bedrooms and 1 single/office
- Enclosed Garden
- Modern kitchen
- Garden shed
- Charming surrounding countryside
- No onward chain!

Spreyton is a popular village surrounded by open Devon countryside, with a well-regarded pub, community shop and good access towards Dartmoor. Barton Cottage sits close to the centre of the village and has been thoughtfully improved, combining the character of a traditional cottage with modern efficiencies including solar panels, air source heating and upgraded insulation. The house has been recently decorated throughout and has an enclosed garden to the rear. The property is being sold with no onward chain.

The lounge is a comfortable, spacious room, making it a natural place to settle in the evenings. The farmhouse-style kitchen sits at the front of the cottage and has a warm, practical layout with plenty of workspace and storage, an electric oven sits in the recessed chimney breast with feature beam. There is room for a dining table by the window, creating an easy link between cooking and eating spaces. From here, a door leads directly out to the garden.





Upstairs, there are three bedrooms, each with a calm feel and good natural light. The arrangement works well whether you need guest rooms, a home office or additional storage. The bathroom is neatly fitted, and the improvements to insulation and heating help keep the home comfortable throughout the year. Outside, the garden is fully enclosed with a mix of lawn and seating areas. There are also raised beds for flowers and growing vegetables. It's a manageable space with room for outdoor dining and a small shed if required.

Please see the floorplan for room sizes.

Current Council Tax: Band C – West Devon 2025/26 – £2,321.65

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast 80Mbps

Drainage: Mains drainage

Heating: Air Source central heating

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.

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.

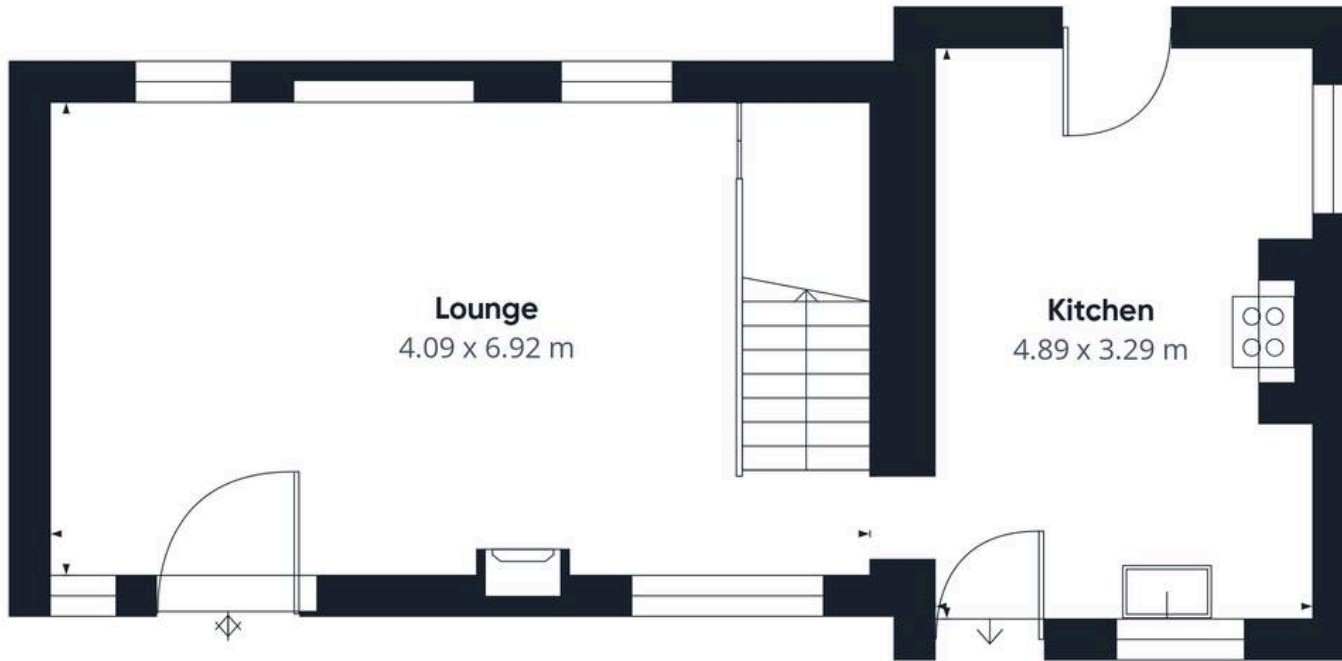


Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at [www.ofcom.org.uk](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

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.

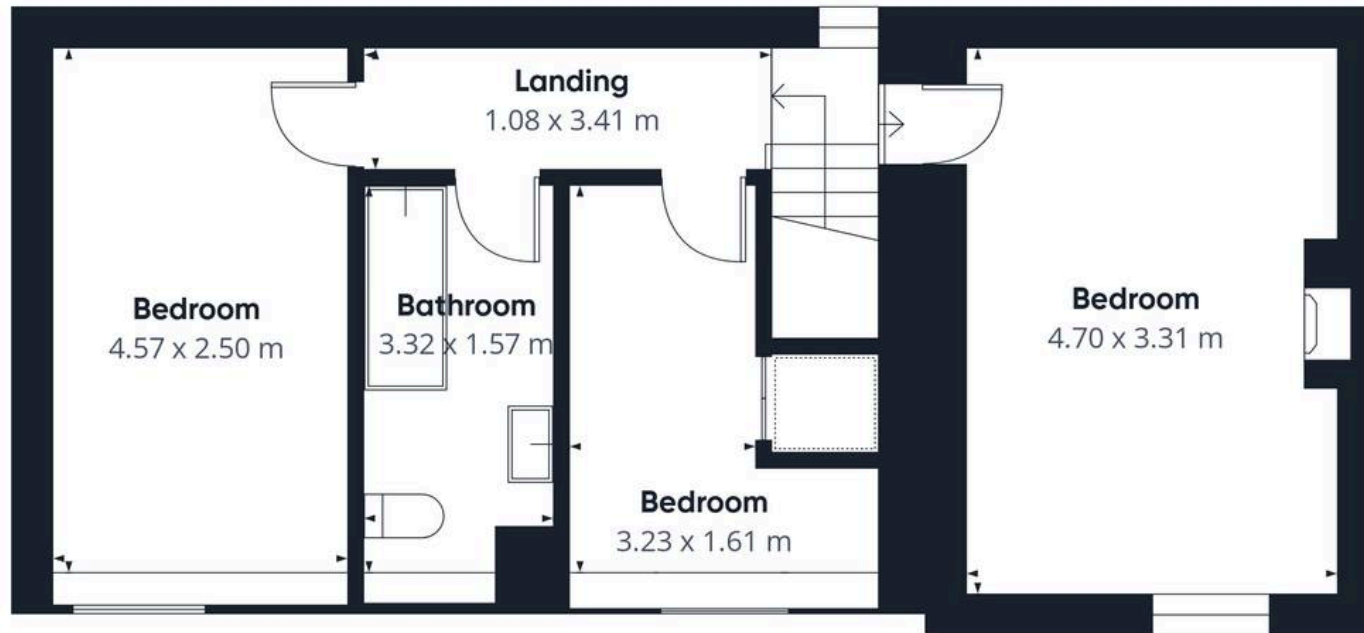
**SPREYTON** is a hilltop village affording spectacular views across the surrounding countryside all the way to North Dartmoor. While the village enjoys a rural setting amid farmland, the A30 is within a short and easy drive making it a desirable location for those needing access to Exeter and the M5 or Okehampton and Cornwall. The first mention of Spreyton is in the Domesday Book of 1086 most likely starting as a single farming settlement. Since then, the village has grown and now thatched cottages have been joined by small and sensitively created newer developments. Residents are encouraged to join in with a dynamic community offering many diverse activities to keep them amused, there's something for all ages and interests. The village has a community run shop, a pottery and The Tom Cobley Tavern – a family-run pub named for the legendary character Tom Cobley as it's thought that his infamous trip to Widecombe Fair started here. There is also a small primary school which is rated OFSTED good and has early years provision.





Floor 0

Approximate total area<sup>(1)</sup>  
87.4 m<sup>2</sup>



Floor 1



(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.

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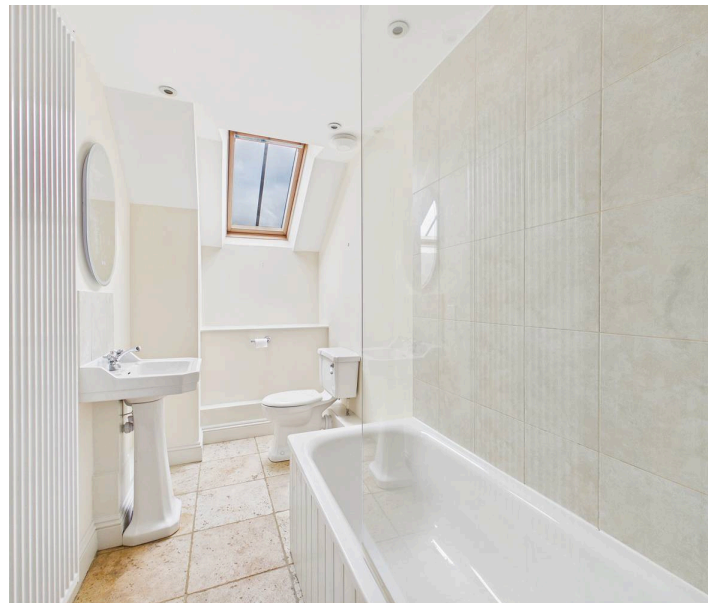


## DIRECTIONS

The cottage can be found in the centre of the village marked with a Helmores board opposite the primary school.

For Sat Nav: EX17 4PF

What3Words: ///tensions.resettle.musician





## Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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.