



**West Begbeer, Spreyton, EX5 5AR**

Guide Price **£495,000**

# West Begbeer

Spreyton, Crediton

- Countryside property
- 4 Double bedrooms
- 3 Bathrooms
- South facing well established garden
- Large garage & parking
- Paddock of just over 2 acres
- Agricultural building
- Lovely views across open countryside
- No onward chain!

West Begbeer is a detached dormer bungalow set within the parish of Spreyton enjoying open countryside views with a lovely garden and an adjoining paddock extending to just over two acres. The property combines practical living space with a rural setting, while still remaining within reach of nearby villages and a short distance to the A30.

Inside, the entrance hall leads through to a spacious kitchen with notably high ceilings, fitted with pale grey gloss units and arranged to look out towards the paddock. The kitchen connects naturally to a generous dining room, where original built-in cupboards add character and useful storage. A separate lounge provides a comfortable sitting area centred around a stone fireplace.

Also on the ground floor are two south-facing double bedrooms, both enjoying views across the garden and countryside beyond, with one including a large mirrored wardrobe. There is a bathroom on the ground floor along with a practical utility room offering additional storage and appliance space.





Upstairs, the dormer accommodation continues with further bedrooms and bathrooms. The front bedroom enjoys a south facing aspect overlooking the lovely views with a juliet balcony, while the rear double bedroom looks west across the paddock and includes an en suite with corner shower and storage space. An additional bathroom is fitted with a white suite, bath and shower attachment, with Velux style windows bringing in natural light.

Outside, the rear garden faces south and is laid to lawn, established planting and productive fruit beds, including strawberries and raspberries, along with a greenhouse and mature apple and magnolia trees. A driveway provides parking for several vehicles and leads to a substantial block-built garage suitable for parking 2 vehicles easily, workshop use or additional storage.

The adjoining paddock extends to just over two acres and is fenced, making it suitable for horses, ponies or other livestock. The shed whilst in need of some repair would make a good sheep shed, animal housing or workshop.

The property is offered with no onward chain and provides a balance of rural space, practical accommodation and accessibility within Mid Devon.

Please see the floorplan for room sizes.

Current Council Tax: Band F - West Devon 2026/27 - £2,321.65

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 8Mbps (Airband or Starlink would provide faster speeds)

Drainage: Private drainage

Heating: Oil fired 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.

**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.

**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.

**DIRECTIONS :** From Crediton take the A377 in a Westerly direction, at Copplestone take a left turn onto the A3072. At Bow take a left turn onto Station Road. Continue along towards Spreyton and West Begbeer can be found 2 miles along to the right.

From the A30 take the Whiddon Down exit, take the A3124 toward North Tawton, continue over the bridge and then take a right turn to Spreyton. Continue straight through the village and the property can be found 2 miles along to the right.

For Sat Nav: EX17 5AR

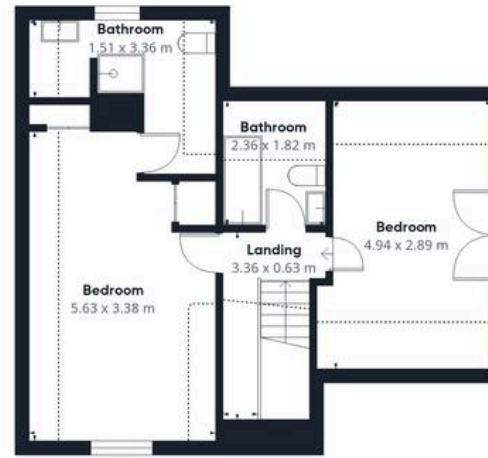
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Floor 0 Building 1



Floor 1 Building 1

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

292.7 m<sup>2</sup>

Reduced headroom

15 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



Floor 0 Building 2



Floor 0 Building 3



## 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.