



4 Berrys Meadow, Spreyton, EX17 5DU

Guide Price £600,000

HELMORES
SINCE 1699

4 Berrys Meadow

Spreyton, Crediton

- Recently built contemporary house
- Approx 4 years old
- Village location with super A30 access
- Stunning modern finishes throughout
- 4 bedrooms with master ensuite
- Luxury family bathroom
- Office and separate utility plus WC
- Double garage and parking
- South facing gardens
- No onward chain

This small development is towards the edge of the pretty Devon village of Spreyton with superb access to the A30 and Dartmoor. The village is thriving with a popular pub (Tom Cobley Tavern), primary school and community shop which are all well supported. There is a bus to the local secondary school and it's a popular location to quickly escape the faster pace of city life and settle into a more relaxed scene.

The property was built approximately 4 years ago, 1 of just 6 properties all built with a modern twist on a more traditional barn theme. The house offers open plan living and ample living spaces plus a high-quality finish throughout which sets it apart from most modern houses. There is plenty of glass on the rear





elevation which draws in the light and provides views over the south facing garden to the rear with its lovely outlook to the church tower beyond the garden wall. There is an air source heat pump providing central heating via underfloor heating making it an efficient home to keep warm plus this can be combined with the double-sided wood-burner on the ground floor.

The layout gives a welcoming entrance hall with large sliding barn doors giving character and style as soon as you enter. There is a large open plan kitchen and dining room which is the hub of the home and sliding doors open onto the rear patio. The aforementioned wood-burner forms a divide to the living area which again, has large picture windows to draw in the pretty garden view. Also on the ground floor is a useful study and a functional utility room with ample storage which also has a door to a private courtyard, which leads to the side door of the garage. On the first floor are 4 bedrooms (see note) with the master bedroom having a luxury ensuite and all the bedrooms have built in wardrobes. A stunning family bathroom completes the first floor.

Outside, the property is approached over a courtyard which gives access to the off-road parking spaces and the double garage with electric door. There is a gate to a side store and from there into the garden, plus access to the utility door via the courtyard from the garage. Once in the rear garden, it's a delightful place to be. Level with pathways and paving providing seating areas and around the lawn, there are plenty of well stocked flower beds with an abundance of flowering plants and shrubs plus some lovely trees to break the boundary. It's an open aspect over the garden boundaries with the church and glimpses of Dartmoor.



Agents' note: The property was built as 4 beds (as floorplan) but one of the bedrooms has been fitted as a dressing room which would need to be removed to use as a bedroom.

Please see the floorplan for room sizes.

Current Council Tax: F (West Devon £3278.39)

Utilities: Mains electric, water, telephone and broadband.

Fastest broadband speed within this postcode: Up to 67Mbps (uSwitch)

Drainage: Shared treatment plant (private not mains)

Heating: Air source heat pump (underfloor heating)

Listed: No

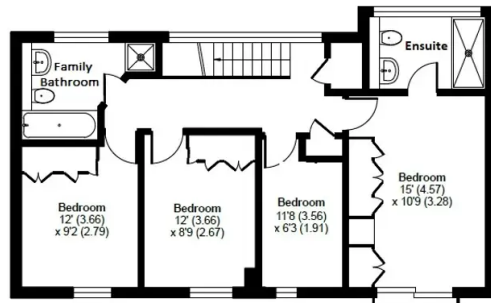
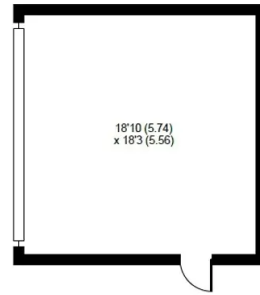
Tenure: Freehold

DIRECTIONS: From the centre of the village of Spreyton (with the Tom Cobley Tavern on your left), proceed past the church and take a left turn into a private road marked Berrys Meadow. Bear left into the first courtyard and No 4 will be in the right hand corner.

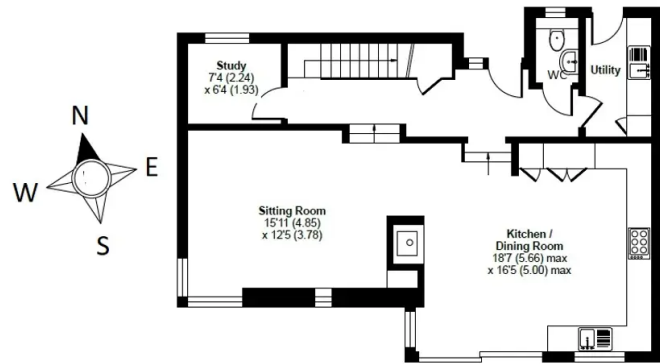
What3Words: face.doubts.ratio

SPREYTON is a pastoral village, a whisker to the north of Dartmoor National Park. The lands here are high and open, with sweeping views, dry stone walls and roving winds. The village is legendary for its connection to the cherished character 'Uncle Tom Cobley' of Devon folklore. It is thought that his infamous trip to Widecombe Fair (from the song) may have started in what is now the Tom Cobley Tavern – a family run pub, with a distinctive thatched bar and winner of the 2016 (and 2015) 'Exeter and East Devon's CAMRA Rural Pub of the Year' award. Supposedly, the local churchyard is also the final resting place of 'Tom Cobley' – but who really knows? Spreyton primary school is small, with a handful of pupils and benefits from attentive, dedicated teachers. For amenities there is a friendly, well-stocked village shop.





FIRST FLOOR



GROUND FLOOR

Berrys Meadow, Spreyton, Crediton

Approximate Area = 1868 sq ft / 173.5 sq m (includes garage)

For identification only - Not to scale



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