



Lower Spencecombe, Crediton, EX17 5FB

Guide Price £450,000

HELMORES
SINCE 1699

Lower Spencecombe

Crediton

- Detached Unlisted Rural Residence with Incredible Potential!
- Superb views over countryside, with just one near neighbour
- Set in 1.36 acres & only 5 minute drive to Crediton High Street
- L-shaped attached cob barn, scope to double/triple living space (STPP)
- Main cottage with two double bedrooms
- Spacious living room & conservatory
- Modern timber double garage & stable block
- Pretty gardens & gated parking for 8 cars
- Fenced paddock with its own duck pond
- Being sold with no onward chain

Lower Spencecombe offers an exceptional opportunity for those with a vision. This detached, unlisted rural residence is brimming with incredible potential, set against a backdrop of superb countryside views and tranquillity and , just a 5-minute drive from the vibrant heart of Crediton High Street.

Set in a plot of 1.36 acres, Lower Spencecombe boasts an enviable location. The house itself is in need of updating but it's the potential that truly sets this property apart. The L-shaped attached cob barn presents a world of possibilities, offering scope to double or even triple the living space, subject to obtaining the necessary planning permissions.





The cottage itself is a good size. Entering into the farmhouse style kitchen, it's easy to start imagining what this place could be with some vision. Plenty of space for a large table, it's the heart of the home and a door could be knocked through to the adjacent utility room (currently accessed from outside) to incorporate this into the home and open up the ease of access and the ground floor WC which is in place. The door leads to the cosy living room with a fireplace and on again to the conservatory with underfloor heating. Stairs lead up from the living room to the first floor where there are 2 double bedrooms and the bathroom. It's worth noting that when the utility room was added, the footings and planning are in place to put a 3rd bedroom on top of the utility and an access could be created by installing a partition in bedroom 2 (still leaving a good sized bedroom) and going through to the new bedroom.

Outside, there is a right of way down the private lane to the property and into the courtyard of Lower Spencecombe. There's ample parking and it's clear to see the potential that is here. The attached cob barns form a L-shape extending from the cottage and has a whole world of possibilities to increase the size of the cottage and still have some office or gym space to go with it. A modern timber double garage and stable block add functionality to this versatile property and are already in place. The gardens are mainly to the front of the cottage on the south and east side and the fenced paddock (approx 1 acre) has its very own duck pond and gated entrance. The paddock is a manageable size and would suit a variety of agricultural or pursuits or to simply enjoy the countryside.



This is a great opportunity to create your own vision at Lower Spencecombe. With incredible potential, breathtaking views, and a slice of rural tranquillity, all without being off the beaten track, this property offers a lot to the right buyer.

Please see the floorplan for room sizes.

Current Council Tax: B (£1,739pa) Mid Devon

Utilities: Mains electric, water, telephone & broadband + Oil tank & Gas bottles for hob

Broadband within this postcode: TBC

Drainage: Septic tank shared with neighbour

Heating: Oil-fired central heating via Rayburn

Listed: No

Tenure: Freehold

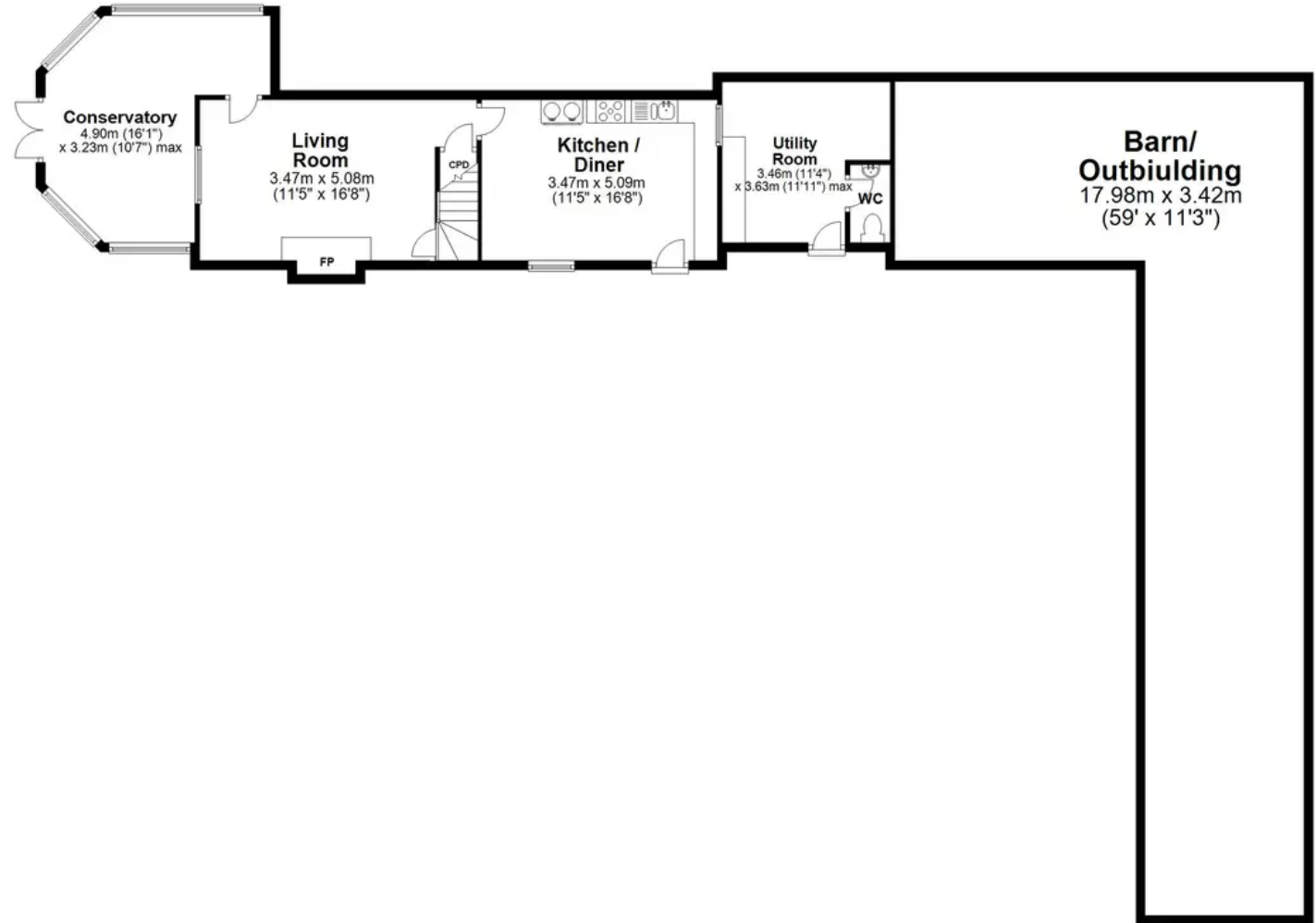
CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive from Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

DIRECTIONS: For Sat-Nav use EX17 5FB, on the A377 take the turning down Spencecombe Lane ‘between the two sharp bends’, follow this lane right the way down until reaching Lower Spencecombe, which is marked a Helmores Board.

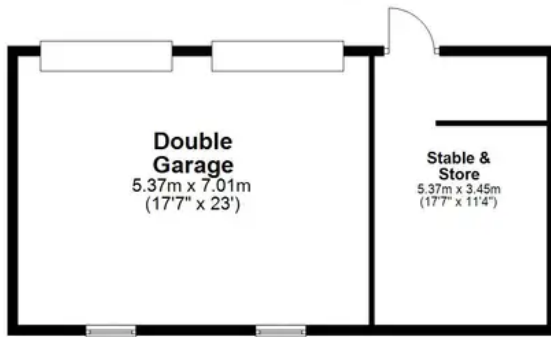
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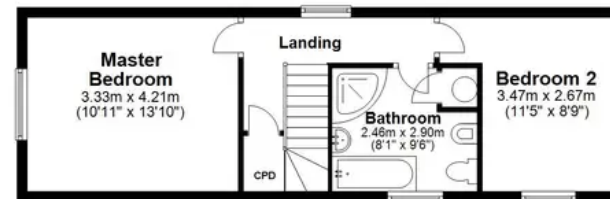
Ground Floor
Approx. 151.8 sq. metres (1634.5 sq. feet)



Modern Timber Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor
Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 192.0 sq. metres (2067.0 sq. feet)





Helmores

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