



## 18 Chapel Park, Spreyton, EX17 5DR

Guide Price £595,000

**HELMORES**  
SINCE 1699

# 18 Chapel Park

Spreyton, Crediton

- Superbly Presented Executive Style Detached House with Wonderful Rural Views
- End of Cul-De-Sac Position with the Ever-Popular Village of Spreyton
- Four double bedrooms & two en-suites
- Spacious triple aspect living room with oak flooring & Esse wood-burner
- Kitchen breakfast room, sunroom diner & utility room
- L-shaped rear garden looking over fields
- Double garage & driveway for 4 cars (scope to create more parking)
- Family bathroom & downstairs WC
- 4Kw Solar PV Panels (Owned)
- Air-source central heating & double glazing
- Being sold with no onward chain

Welcome to the epitome of executive living! Nestled at the end of a tranquil cul-de-sac in the ever popular village of Spreyton, this superbly presented detached house offers an idyllic haven with breathtaking rural views from nearly every window that will capture your heart.



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Step into the world of refined living as you explore this spacious home. Boasting four double bedrooms, including two en-suites and a family bathroom, your family will relish the comfort and space this home provides. The triple-aspect living room with oak flooring sets the stage for cosy evenings by the Esse wood-burner, a perfect blend of warmth and style.

The heart of the home lies in the expansive kitchen breakfast room, complete with integrated appliances such as a twin oven and dishwasher, with the nearly new Everhot range cooker available by separate negotiation. Adjacent to this space, a sunroom diner beckons, inviting the sun's embrace as you savour meals with a view and double doors to the paved seating area, ripe for alfresco dining. A utility room with granite tops, an inset sink and space for white goods ensures practicality without compromise. The downstairs WC off the oak floored entrance hall offer convenience for all.

Efficiency meets innovation with 4Kw Solar PV Panels (Owned) and air-source heat pump central heating, all accentuated by double glazing.

Imagine waking up to picturesque views each day and retreating to your west-facing level L-shaped lawned rear garden, perfectly situated to overlook the fields and a generous 12m vegetable garden – a true gardener's delight.

With a double garage (light, power & one electronic door) and driveway parking for 4 cars, this home offers both convenience and possibility. Should you need even more parking, the scope to create it using the front lawn (STPP).



Seize this opportunity to live the dream in Spreyton – a village that harmoniously blends tranquillity, convenience, and community. Don't miss out on making this superb property your forever home.

Please see the floorplan for room sizes.

Current Council Tax: F (£3,389pa)

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Air-source heat pump central heating

Listed: No

Tenure: Freehold

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.

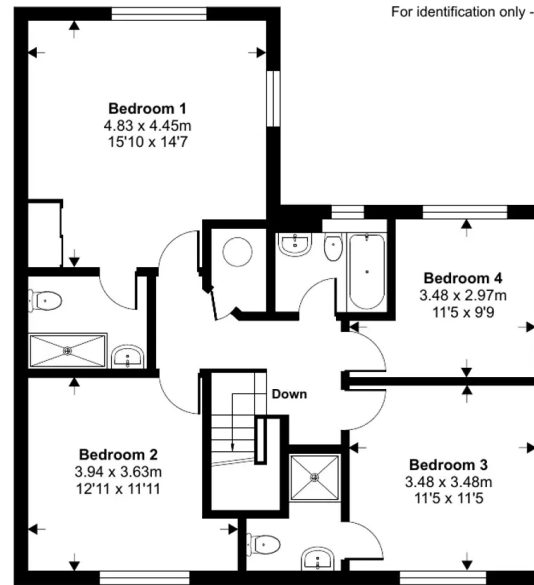
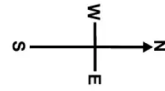
**DIRECTIONS:** If using Sat-Nav use EX17 5DR, No.18 is found in the far right hand corner.

**What3Words: ///prospers.fragment.lakes**

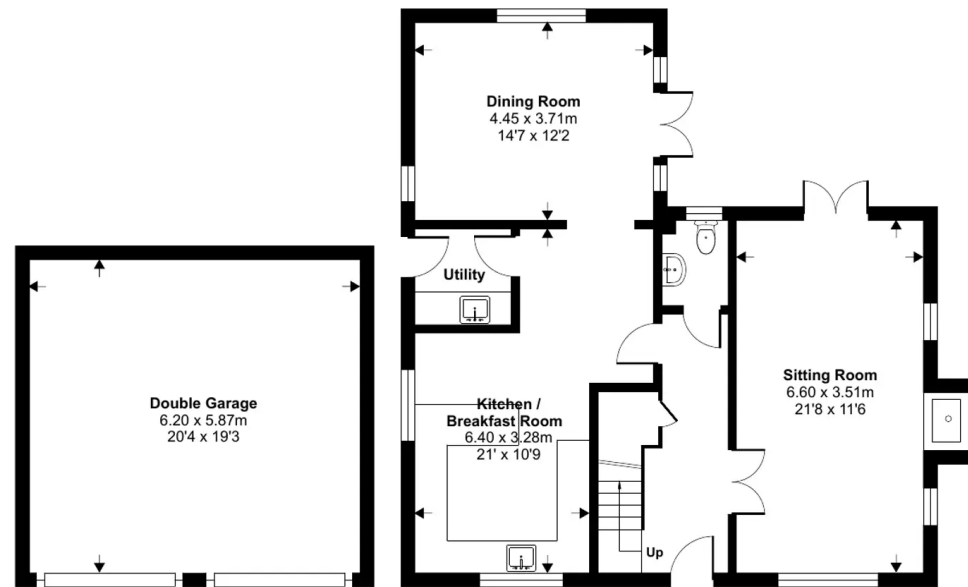


Approximate Area = 1722 sq ft / 159.9 sq m  
Garage = 391 sq ft / 36.3 sq m  
Total = 2113 sq ft / 196.2 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2023. Produced for Stags. REF: 1007645





# Helmores

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