



**Lutyens House, Spreyton, EX17 5AT**

Guide Price £950,000

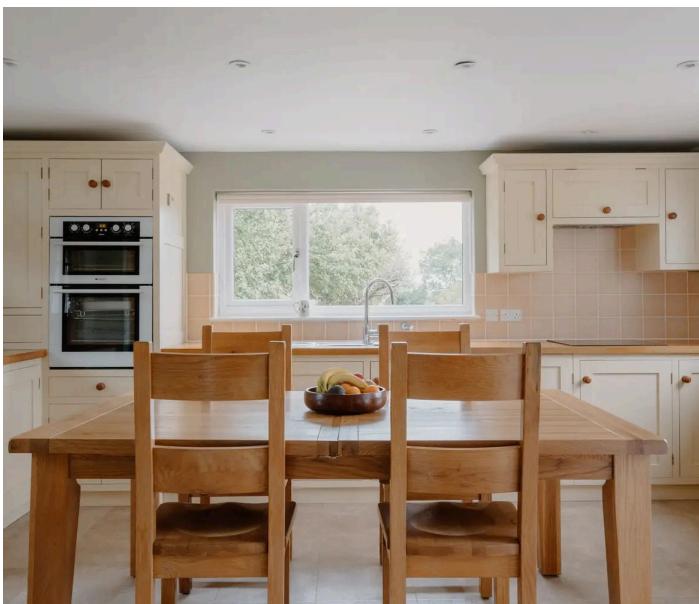
# Lutyens House

Spreyton, Crediton

- Incredible detached family home
- 5 bedrooms with master ensuite
- Total of 7 acres inc. 6 acre paddock
- Away from main roads in Mid Devon
- Generous room sizes
- Not listed, built early 1900's
- Beautifully constructed with lots of oak finishes
- Equestrian potential with land and outbuilding
- Large outbuilding (60') and ample parking
- 2 miles from local villages

This unique individual detached country house is situated in a wonderful rural location well away from main roads and enjoys exceptional peace and seclusion being surrounded by the glorious rolling hills of the Devonshire countryside. There are magnificent views across woodland, open farmland, and the northern fringes of Dartmoor can be seen to the south, and not surprisingly, the area is abounding with wildlife. The property is located between the villages of Colebrook and Spreyton, with Crediton being approximately 9 miles to the east, the popular villages of Bow and Spreyton are both approx. 2 miles away, and the Cathedral city of Exeter about 16 miles which has excellent communications including the M5 motorway, main line rail stations and an airport to the east of the city.





To the south and the north are the National Parks of Dartmoor and Exmoor, renowned for their spectacular scenery with excellent facilities for walking, riding and fishing.

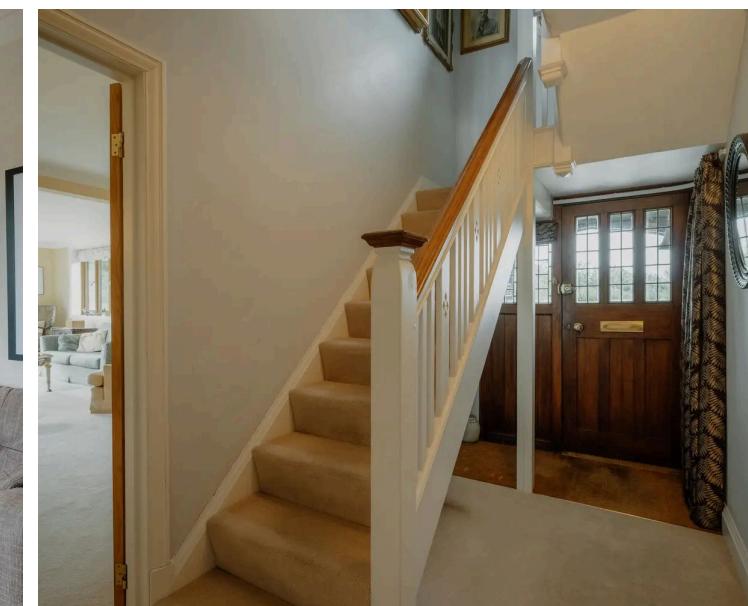
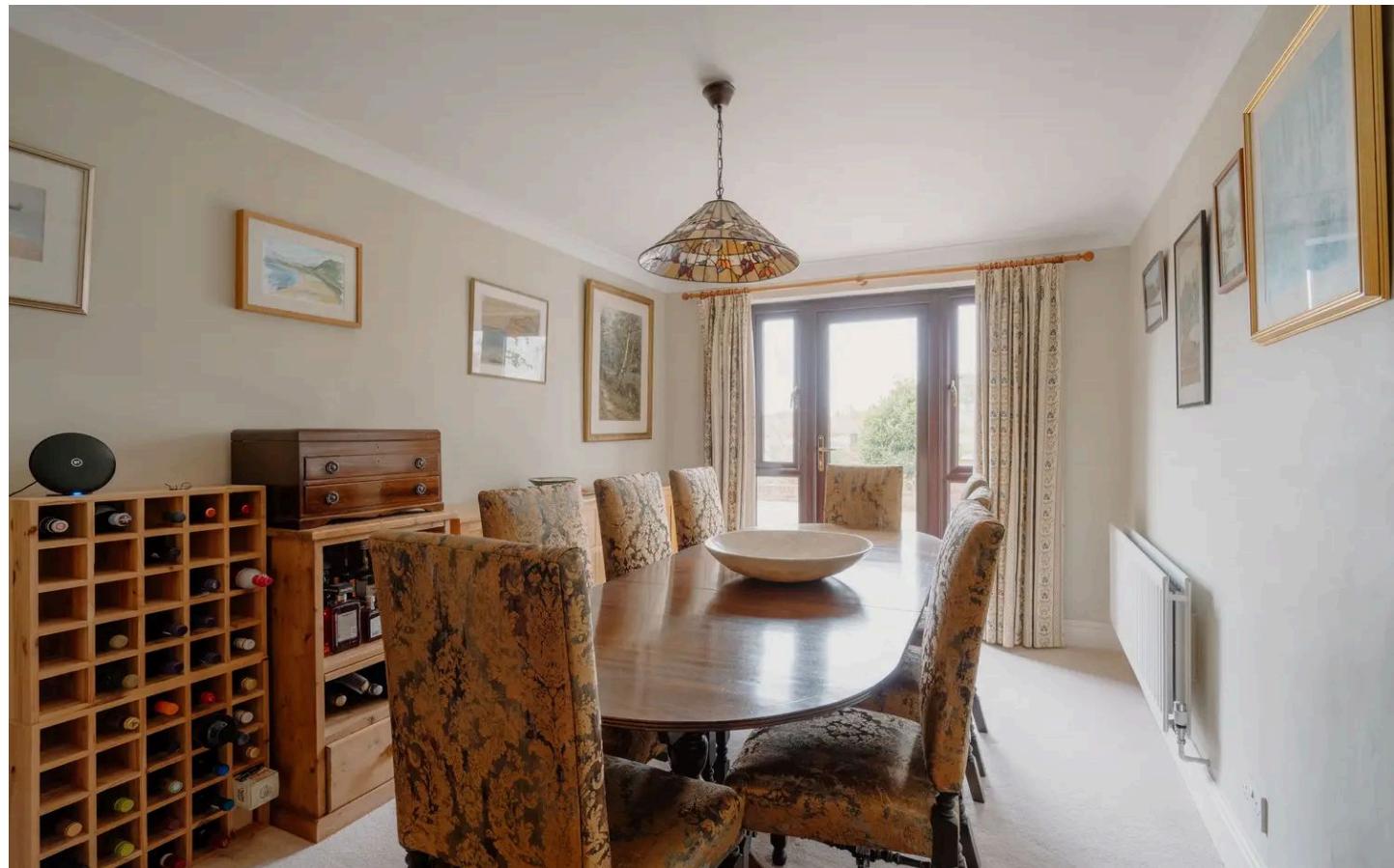
Lutyens House was built to an unusually high specification in the early 1900's by well known local builders Berry & Vincent Ltd in an interesting "Arts and Craft" style, with much use of hand-carved Oak and Leaded-Glass (very much reflecting the builders' ecclesiastical building/restoration background). Features include carved oak bargeboards to the front of the property, oak mullioned window-frames, clear leaded windows with a coloured border, and oak corbels beneath the windows. No two of the original hand-crafted corbels are alike and feature fascinating detail. The chimney-pots are hand-made Barley-Twist and have dentil work to the top of the stacks, and the front porch and front door is in a Tudoresque style, heavily constructed in English Oak.

The current owners have improved the property during their tenure here and the five bedoomed accommodation is spacious, with several rooms being dual aspect and taking full advantage of the fine views which surround the house. A stunning, original front porch leads into the formal entrance hall (although day to day, it's the kitchen door that's used the most). There's a large, light living room with doors to the patio so this room can be used in a variety of layouts. There's a separate dining room and a separate study, adding another two reception rooms to the ground floor.

The kitchen/dining room is very much the heart of the home with triple aspect windows and a good amount of social and working space, plus a small utility cupboard and a very useful ground floor shower room/WC. The stunning staircase and beautifully crafted round window, lead to the first-floor landing. Here, there are five bedrooms, the master enjoying a dual aspect with views and its own ensuite shower room. The further four bedrooms have use of the family bathroom which completes the first-floor layout.

Outside, the property is approached over its own drive which provides ample parking and turning for multiple vehicles and there is plenty of room for a motorhome/caravan/boat etc. A large outbuilding (approx. 60' x 40' (18.29m x 12.19m)), with inner workshop and inspection pit, provides wonderful storage/hobby space and would be ideal for those with classic cars or bikes to work on and store. It could also be adapted to be used for stabling of course. The house is surrounded by its own large gardens to almost one acre with lawns, a fantastic formal garden (Lutyens inspired) at the front and a working area of vegetable beds and fruit trees. In addition is a hedged and fenced paddock of approx. six acres which has a separate access from the country lane but is adjoined to the gardens too. This is cut for hay each year via an informal arrangement and would suit a multitude of uses.

Agents' Note: We are informed that there are no public footpaths or rights of way across any part of the property or land.

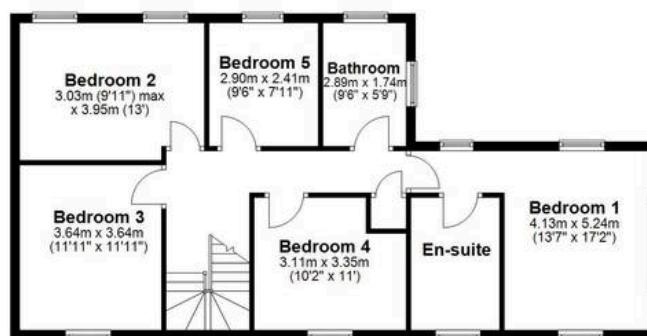




**Ground Floor**  
Approx. 330.4 sq. metres (3556.1 sq. feet)



**First Floor**  
Approx. 90.3 sq. metres (972.3 sq. feet)



Total area: approx. 420.7 sq. metres (4528.4 sq. feet)



Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25- £2347.80

Approx Age: 1900

Construction Notes: Brick and stone under a tiled roof

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Fibre to property

Drainage: Private drainage (septic tank)

Heating: Oil fired central heating

Listed: No

Conservation Area: 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 and dry stone walls. 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 CAMRA Cider Pub of the Year 2023. 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 community shop.

DIRECTIONS : For sat-nav use EX17 5AT and the What3Words address is ///interviewer.private.dividers





## 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.