



16 Hookway, Crediton

Guide Price £850,000

16 Hookway

Crediton, EX17 3PU

- Gorgeous semi rural detached house
- 4 bedrooms and 2 ensuites
- Set in 1.2 acres of glorious gardens
- Room for animals / vegetable plots
- Beautifully presented throughout
- Not listed
- Detached office / studio
- Views over fields
- Only 15 minutes to Exeter
- Golf course, schools and public transport within 5 minutes

For those in the know, Hookway is an unspoiled and desirable Devon hamlet. A linear collection of pretty houses and cottages on a no through road and surrounded by open countryside, it has a great community without being isolated and is just 5 minutes from Crediton and 15 minutes from Exeter. This is the Devon dream without the miles of country lanes. The frequent bus and train services to Exeter are on hand locally too plus Downes Golf Course is only a couple of minutes' drive.

The current owners have been in residence for a number of years and have taken the property, both inside and out, to another level. A mix of comfort and practicality, it's sure to appeal to a range of buyers who will appreciate what's on offer.





Worth noting is that the country lane is quiet and the gardens elevated so it is incredibly private and peaceful. The house is detached and originally would have been a stone and cob cottage but over time has grown into the house it is today with some modern additions. The layout provides sociable spaces with a central open plan living/dining room with its wonderful wood burning stove. There's a separate sitting room too with a Jetmaster open fire and French doors leading to outside plus a flexible study area with its own WC and further French doors. The kitchen has plenty of storage and working space plus there's a large utility/boot room, ideal for those with children and pets! On the first floor are 4 bedrooms, 2 of which have ensuite facilities and a family bathroom serves the remainder. It's an ideal set up for couples or families.

Outside will be the draw for many. Set in gardens and grounds of approx. 1.2 acres, there's plenty for the keenest of gardeners or it's an adventure waiting to be had for children to explore. It's clear that the work gone in to create these fantastic spaces has been a labour of love but it sure has paid off. The former double garage (could be reinstated) has been converted into a wonderful home office with services and a separate utility room. There are areas of lawn with woodland paths linking to the various areas. Ponds with waterfalls, wildflower havens and an abundance of wildlife visitors, all come together to create a complete package. The garden backs onto fields and there are various seating areas for alfresco meals or summer evening drinks, plus higher up the garden, views over the rooftop onto the surrounding countryside. There's a productive vegetable and fruit growing area with a polytunnel, plenty of room for keeping chickens or similar and a never ending supply of firewood which is neatly stacked around the woods.



In summary, there aren't many houses that offer all that Hookway House does in a simply breathtaking location in a friendly and accessible hamlet close to amenities but with utter peace and quiet.

Please see the floorplan for room sizes.

Current Council Tax: Band F – Mid Devon

Approx Age: 1850

Construction Notes: Cob/stone under slate roof

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast Enabled up to 1000Mbps (Ofcom)

Mobile Coverage: Ofcom – outside likely, inside depending on provider.

Drainage: Private Drainage

Heating: Oil fired central heating and wood burners

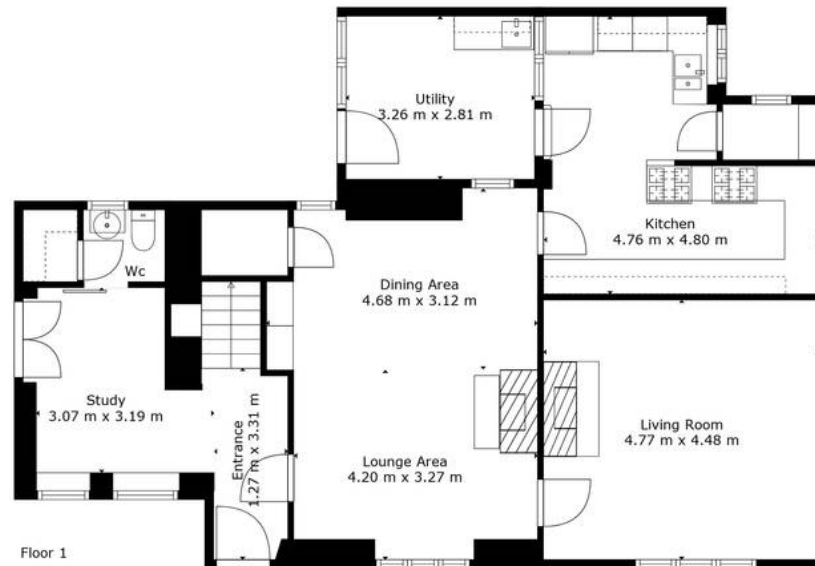
Listed: No

Conservation Area: No

Tenure: Freehold







TOTAL: 194 m²
FLOOR 1: 103 m², FLOOR 2: 91 m²

Floor Plan Created By Helmores. Measurements Deemed Reliable But Only To Be Used For Guidance Purposes





CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of 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). 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 3PU and the What3Words address is [///language.churn.upwardly](https://www.what3words.com/#!/en/3u44-4444-4444)

but if you want the traditional directions, please read on.

If in Crediton High Street, proceed to Fordton having crossed the railway line and leave the town. At the cross roads, turn left and pass Downes Golf Club on your left. Continue through the bends and take the right turn (no through road) through Hookway and the property will be found on your left.





Helmores

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