



Coombehead Chapel, Spreyton, EX17 5AA

In Excess of £360,000

Coombehead Chapel

Spreyton, Crediton, EX17 5AA

- Stunning Converted Chapel
- 2 Double bedrooms with ensuites
- Vaulted ceilings
- Rural location
- Enclosed garden
- Parking for 3 vehicles
- Full of character & charm
- Ideal for Airbnb investment
- Underfloor heating

Converted from an 1840s Methodist Chapel, the current owners have created a beautiful home full of charm and character with a feature mezzanine floor accommodating a bedroom and vaulted ceilings to bring out the very best of this stunning building. The chapel is set in a small hamlet surrounded by Devon rolling hills and farmland enjoying a very peaceful location yet accessible to the market town of Crediton and the A30.

The entrance is through the arch shaped chapel door into the vestibule and then down into the main living area comprising of kitchen at one end with bespoke pine units with integrated washing machine, dishwasher, fridge & freezer.





The worktops are granite with a feature Belfast style sink, the range cooker has 3 ovens and a 5 ring gas hob. The flooring throughout the ground floor is natural stone with underfloor heating. The dining/sitting room end of the main living area is spacious with bespoke cabinets to one end with a brick fireplace (fully lined and ready to accommodate a woodburner if required). The 2nd bedroom is on the ground floor (currently utilised as a sitting room) with patio doors out to the garden and an ensuite wet room adjoining with white suite WC and sink. There is wood effect uPVC double glazing throughout.

The upstairs mezzanine level is accessed by a stunning hardwood open staircase leading up to the 2nd bedroom with an open plan, light and airy feel. There is a walk-in wardrobe on this floor and an ensuite shower room.

Outside there is parking for up to 3 vehicles at the front and a gate through to the garden mainly laid to lawn with a patio area to enjoy outdoor dining, a further fenced area of garden below lends itself to a vegetable area or further lawn with a concrete storage shed and chicken enclosure.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1852.67

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800mbps

Drainage: Private treatment plant

Heating: Bottled gas underfloor heating, electric heaters in bathrooms

Listed: No



Conservation Area: No

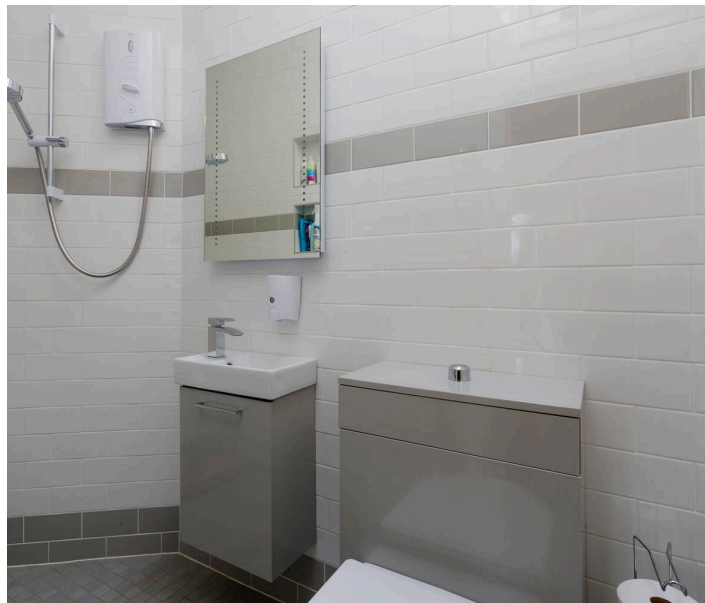
Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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 Copley' 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 Copley 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 Copley' – 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 : For SatNav follow EX17 5AA

What3Words: ///betrayed.kept.dissolves



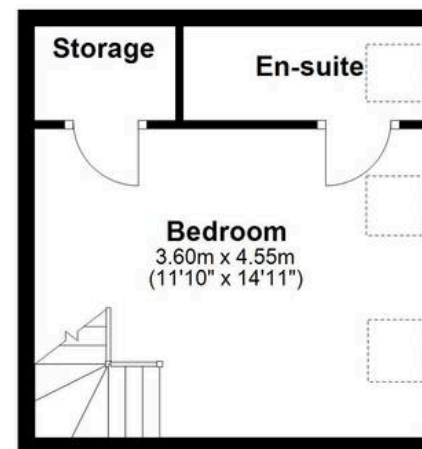
Ground Floor

Approx. 62.9 sq. metres (677.4 sq. feet)



First Floor

Approx. 21.9 sq. metres (235.7 sq. feet)



Total area: approx. 84.8 sq. metres (913.1 sq. feet)



Helmores

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