



HELMORES
SINCE 1699

Guide Price £450,000

1 CRAMPHAY COTTAGES

Spreyton EX17 5AU

This delightful semi-detached unlisted cottage is located in an absolutely idyllic rural setting just a 5 minute walk from the sought-after village of Spreyton, enjoying stunning views of the surrounding open Devon countryside to Dartmoor and backing onto farmland at the rear. Aside from the adjoining cottage there are no close neighbours and the cottage enjoys extremely high levels of privacy and seclusion.

Internally, the property offers spacious accommodation full of character features including heavily beamed ceilings, exposed roof timbers, and an inglenook fireplace with wood-burning stove & open fronted bread oven. The cottage has been superbly improved in recent years, and offers much flexibility in terms of possible layouts with 2 ground floor double bedrooms (one approached by a lovely glazed corridor/link), and a huge first floor master bedroom. There is a large triple aspect dining room with under-floor heating and a 2017 fitted feature wood-burner, which is a lovely

space for family living and entertaining. The adjoining 2018 fitted kitchen has integrated dishwasher and composite worktops (Rangemaster cooker & Kenwood fridge/freezer available by negotiation). The family bathroom was replaced in 2016 and includes a squared P-shaped bath with pressurised shower and screen over. There is oil fired central heating (new outside boiler Dec 2019) and uPVC double glazing. The porch and largest ground floor bedroom were freshly re-thatched in December 2019.

The garden is fantastic feature, with the majority lying to the west side of the cottage, extending to some 130ft x 30ft. The gardens are superbly presented with paved courtyard leading up to a large level lawn, with 10m of vegetable/fruit plots and pretty flower beds, trees and hedging. There is a timber workshop/garage building with concrete floor (4.3m x 2.45m plus worktop space), a modern 10ft x 8ft shed & a further garden shed for storage, and off road parking areas providing space for about 3 - 4 vehicles (this could easily be extended if desired). At the rear is a narrow courtyard which backs onto open farmland, again enjoying lovely views.





EAT LESS

Live Simply

DON'T DRINK

Die Anyway

Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: Mains electric, water, telephone & broadband, plus modern oil-tank

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Oil-fired central heating & two wood-burners

Listed: No

Tenure: Freehold

EPC : E

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 :

Postcode for SATNAV is EX17 5AU

If approaching Spreyton via Crediton and Bow (A3072), proceed up into Spreyton and turn left at Spreyton Cross (as signed "Spreyton Wood". Follow this road for about 0.25 of a mile and 1 Cramphay Cottage will be seen on the left.







COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helmores.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.



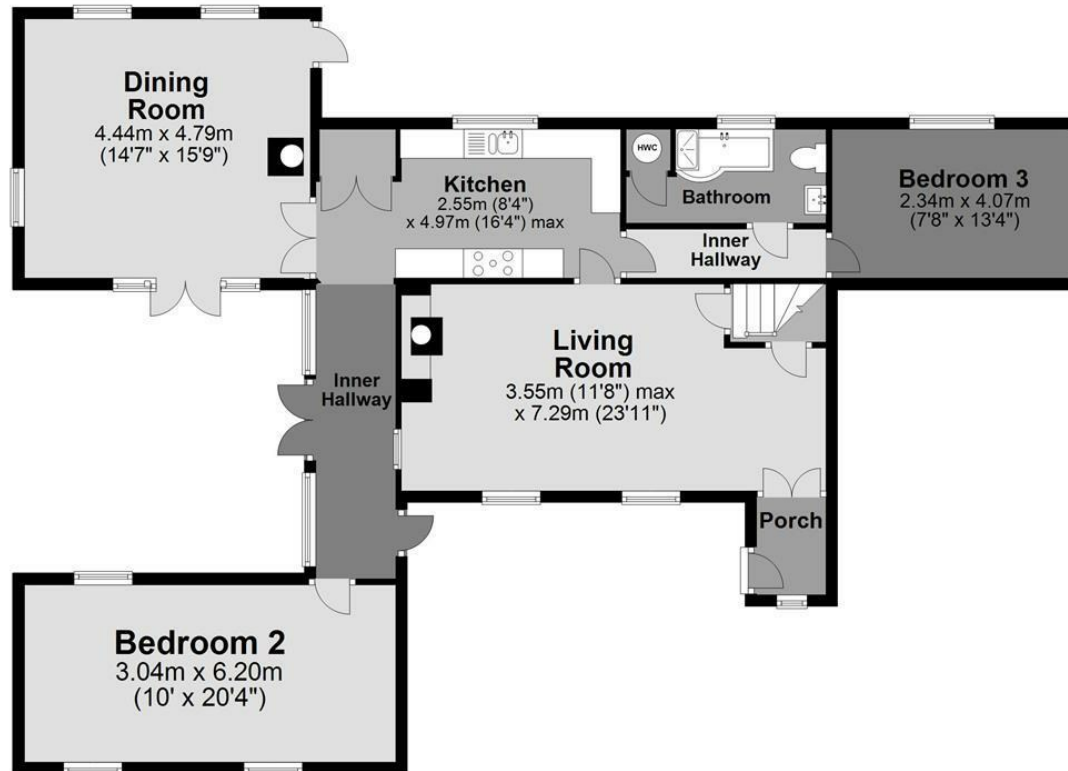




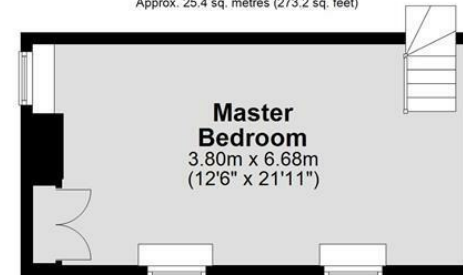




Ground Floor
Approx. 110.1 sq. metres (1185.0 sq. feet)



First Floor
Approx. 25.4 sq. metres (273.2 sq. feet)



Total area: approx. 135.5 sq. metres (1458.2 sq. feet)



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