

fowlers
properties



1 Cramphays Cottages
Spreyton, Devon EX17 5AU

£479,500 Freehold



The Property

1 Cramphays is a semi detached, thatched cottage with immense charm and character. It has been recently rethatched and is in excellent decorative condition throughout with full double glazing and oil fired central heating. The front entrance porch leads into the delightful sitting room which has exposed beams, a stone fireplace and wood burner and there is a second generous reception room with great light, patio access, windows on all four sides and a wood burning stove. The kitchen has stone worktops and looks out to a field, and there are two ground floor double bedrooms, a family bathroom and a spacious first floor main bedroom with its own ensuite w.c./washroom. Outside there is a sheltered patio and steps up to the level garden which is mainly laid to lawn and which enjoys views to Dartmoor across the long southern boundary. There is parking for 5 cars and a single garage/workshop. Fowlers commend this lovely home and strongly recommend viewing.

Situation

1 Cramphays is located in the countryside with views over fields at the rear and across countryside to Dartmoor at the front. It is located within walking distance, about a quarter of a mile from the village of Spreyton where there is an excellent village shop, village hall and playing field, a good pub, a Primary school and Parish church. It is well situated for access to Crediton and Okehampton and is only about 3 miles from the A30 dual carriageway with an easy drive to Exeter.

Services

Mains water and electricity. Oil and Propane by contract. Private drainage shared with the neighbour.

Council tax band

Band D

Directions

When driving into Spreyton from the Whiddon Down (A30) direction you enter the village passing the village shop and village hall on the right and take the right turn signposted to Spreyton Wood. About a quarter of a mile along this lane you will find 1 Cramphays Cottages on the left.

What Three Words: screening.heartless.crimson

- A semi detached cottage with immense character and views to Dartmoor
- Recently rethatched and in excellent decorative condition throughout
- Fully double glazed and centrally heated by oil
- Character sitting room with exposed beams and large stone fireplace and wood burner
- Bright family room with wood burner and patio access
- Kitchen with stone worktops
- Main bedroom with ensuite washroom
- Two further double bedrooms
- Family bath/shower room
- 0.17 acres in all with patio, level garden and views to Dartmoor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Entrance

At the immediate front of 1 Cramphays is a gravelled parking bay and a raised plinth for a bench looking across the countryside to Dartmoor. A multi locking upvc wood effect door leads into the thatched porch.

Thatched porch

The upvc double glazed window has an oak sill and there is a space to hang coats. The floor is ceramic tiled and there is a granite threshold rising one step to the lounge with a pair of glazed inner doors.

Sitting room

This is a generous and bright room with two south facing upvc double glazed windows with oak sills and a window seat. There is a host of original exposed beams and structural timbers as well as an oak lintel above the stone fireplace which has a raised slate hearth, a powerful Woodwarm stove and a lined flue. A TV and Open Reach point has been installed and there are five wall light points, a cast iron radiator and a deep understairs cupboard with a pine latched door as well as latched doors to the kitchen and to the staircase to the first floor bedroom suite.





Kitchen

The kitchen enjoys rural views across a field to woodland and has a broad upvc double glazed window and a range of smart fitted base and wall cabinets with stone worktops and space for a Propane gas fired cooking range, a large American style fridge/freezer, a washing machine and dishwasher. The cooking area has a glass splashback and a fitted circulator hood and lighting and there is a white glazed ceramic sink with chromed mixer taps. The ceiling is open into the eaves with fitted spotlights and at one end of the room is a pantry cupboard with double doors. A further door leads to the glazed passage to Bedroom 2, double doors with stained glass lead to the family room, and a door leads to the corridor that serves the bathroom and bedroom 3.

Family room

A super, flexible use room with great natural light, upvc double glazed patio doors and a door to the rear as well as matching windows on all sides and views to the fields behind. It is stone floored with underfloor heating run from the central heating boiler, a high ceiling and exposed timber roof trusses. A raised hearth has a fitted wood burning stove and lined flue and there is a pendant light point.



Glazed corridor

From the kitchen a wood framed double glazed passage with a bank of windows and doors to the patio leads to a front exterior door and the pine latched door to Bedroom 2. It has two wall light points and a stone floor.

Bedroom 2

A generous double bedroom with three upvc double glazed wood effect windows looking across the lane to the Dartmoor views and to the sheltered patio. It has two pendant light points, an oak floor and a cast iron radiator.

Bathroom

A short passage from the kitchen enables access to bedroom 3 and to the bathroom. The bathroom has a stone floor, wainscoting to waist height with a contrasting mosaic trim and full shower tiling above the bath. The upvc double glazed obscure window has a tiled sill. The bathroom is fitted with a white suite of panelled bath with a pair of chromed taps and built in thermostatic shower with rain shower head and shower wand, a low level w.c. and a pedestal wash hand basin with a mirror door medicine cabinet above. A ceiling light is fitted, a towel rail/radiator and some concealed shelving for towels.





Bedroom 3

A rear facing double bedroom with a view across fields to woodland. It has a upvc double glazed window with a tiled sill, a pendant light point and a single panel radiator.

First floor

Main bedroom suite

A spacious room with two front facing upvc double glazed windows with views to Dartmoor and pine window sills and a third matching side window. It has a high ceiling, two pendant light points, a wall mounted electric convactor radiator and a built-in double wardrobe with hanging rails and shelving. A latched pine door leads into the ensuite washroom.

Ensuite washroom

Fitted with a low level w.c., a pedestal wash hand basin with tiled splashbacks and a wall light.





Exterior

The garden

A sheltered patio sits alongside the family room and glazed cloister and has a limestone wall and trellis with Jasmine and a bay tree. There is an exterior tap and double doors to both the family room and the cloisters. A shallow flight of steps rise to the level garden which has a long southern boundary and a low beech hedge with views to Dartmoor. There is a gravelled terrace, a lawn and a path that leads to the end of the garden where the garage and parking is sited. The garden has ample space for a flower and vegetable garden and it enjoys the shade of some trees if needed on a sunny day. At the bottom of the garden is the garage and gravelled parking.

Garden shed A 10' x 8' / 3.04m x 2.43m timber framed garden shed.

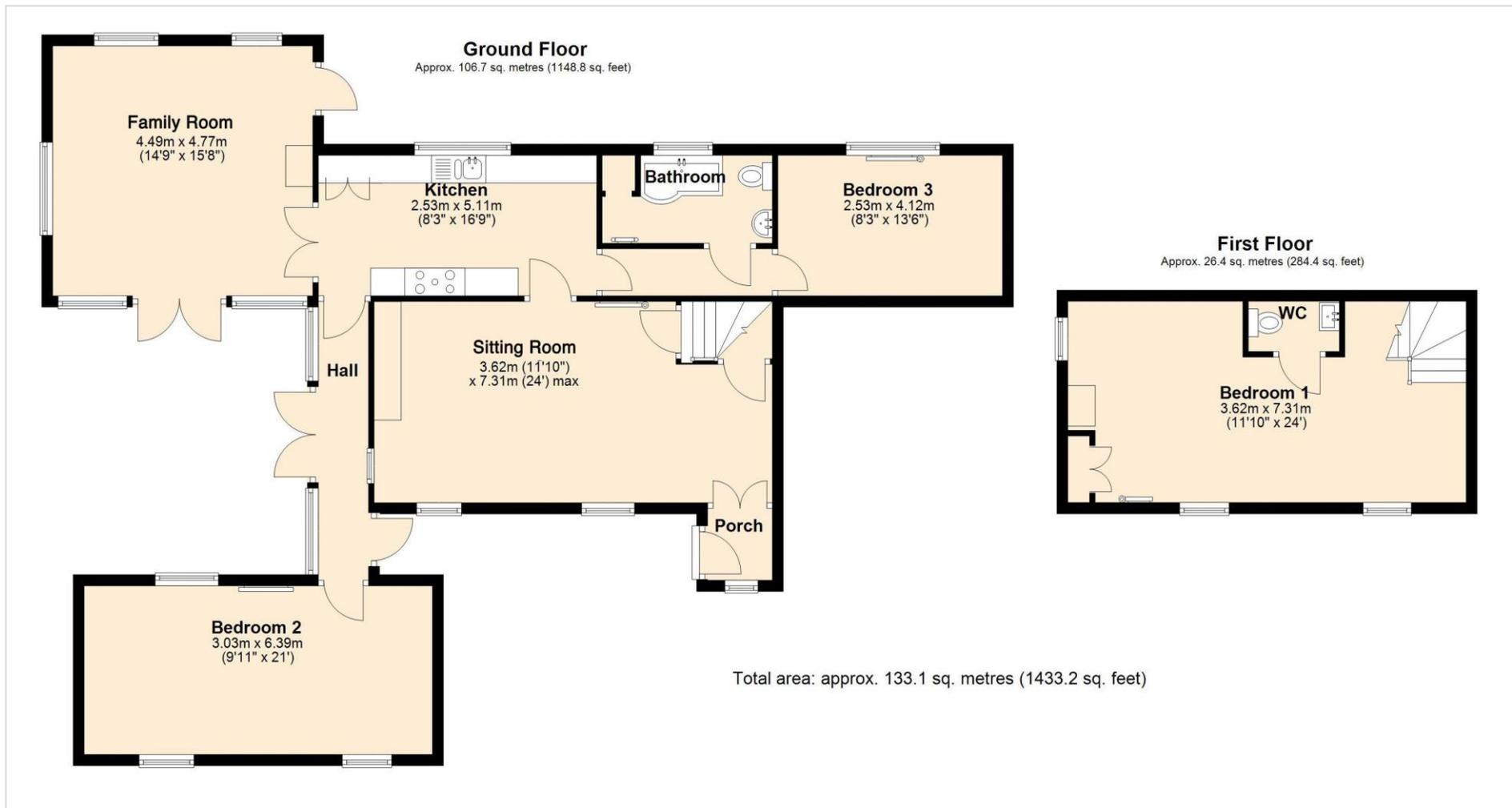
Garage

Measuring 13'9 x 15'1 / 3.96m x 4.57m. This is a timber framed garage on a concrete base with broad overhanging eaves for exterior storage, double doors from the parking area, power and light and a personnel door to the rear garden.

Parking

As well as the gravelled single bay at the front of the cottage there is a large four car parking apron outside the garage. It has double gates to the access to the lane.





VIEWING BY APPOINTMENT ONLY

The particulars are produced in good faith and are set out as a general guide only. The agents cannot accept liability for any inaccuracy or misdescription, and these particulars do not constitute any part of a contract and the purchasers should satisfy themselves as to each and every particular. No person in the employment of Fowlers Properties Ltd has the authority to make or give any representation or warranty whatsoever in relation to any property.