



STAGS

Bush House



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Spreyton, Crediton, EX17 5AL

A30 4 Miles Okehampton 12 Miles Crediton 15 Miles Exeter 20 Miles

- Thatched Former Farmhouse
- Grade II Listed
- Scope for Further Modernisation
- Main House 5/6 Bedrooms
- Separate 3 Bedroom Cottage
- Outbuildings with Potential
- Large Gardens
- Paddocks, In All 3.7 Acres

Guide price £895,000

SITUATION

The property is situated in the heart of the popular village of Spreyton. This rural community has a church, village hall, primary school and an award winning public house, the Tom Cobley Inn. The village also has a community shop. The town of Crediton is easily accessible, as is Okehampton with its excellent range of shops and services, three supermarkets including a Waitrose, hospital and expanding college. The cathedral city of Exeter offers an extensive range of shopping and business facilities, together with main line rail, international air and M5 motorway connections. The boundary of the Dartmoor National Park is some three miles from Spreyton, Dartmoor being well known for its hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall and East to Exeter and beyond.

DESCRIPTION

This magnificent thatched former farmhouse sits in the very heart of the village within its own gardens and adjoining areas of paddock. Offering scope for further modernisation and improvement, the main accommodation would ideally lend itself to family occupation or may have income potential from b&b/guest house if required and subject to any consent. The internal accommodation benefits from many character features, together with oil fired central heating. On the ground floor, a pillared ENTRANCE PORCH with front door to ENTRANCE HALL, having flagstone floor and stairs to first floor. Spacious DRAWING ROOM, with bow window overlooking gardens and inglenook fireplace with woodburner, flagstone floor. KITCHEN having Aga oil fired cooking range and single bowl sink, secondary



Superb period house with cottage, buildings and land, in popular Devon village.





stairs to first floor. REAR PORCH. UTILITY ROOM with Belfast sink, PANTRY/FREEZER ROOM and adjoining WORKSHOP with external access. On the FIRST FLOOR there is a LANDING. BEDROOM 1 is a spacious double aspect room with EN SUITE CLOAKROOM with bidet and access to a balcony overlooking the rear gardens. BEDROOMS 2, 3 AND 4 also have windows to front and there is a BATHROOM. A rear LANDING gives access to TWO FURTHER BATHROOMS and SEPARATE WC, with BEDROOMS 5 AND 6 interconnecting.

OUTSIDE

A five bar gate from the road gives access to a driveway and parking area for a number of vehicles, together with access to a garage. To the side and rear of the house is a large courtyard area around which are grouped a range of buildings which incorporate a recently renovated THREE BEDROOM COTTAGE with large open plan LIVING ROOM with woodburner, THREE BEDROOMS and BATHROOM. There are further buildings including a THATCHED BARN and STABLES offering scope for conversion to further accommodation, annexe or holiday cottage/ studio use subject to any necessary consents. Immediately to the front of the house a cobbled pathway leads to the pillared entrance porch and there are areas of lawn with shrubs and trees. Side garden having stone paved patio, and ornamental pond in rockery surround. Adjoining areas of lawn with shrubs and trees. This garden area is bordered by an attractive wall topped with thatch. Beyond is a further garden area with pedestrian gate access to road, mature trees and access to the swimming pool. The pool requires some work to recommission it and measures approximately 30' x 15', adjoining pool house with filtration and Calorex heat exchanger. The majority of the gardens lie to the rear of the house, laid to level lawn, bordered by mature trees and shrubs. Open aspect over paddocks and surrounding countryside. Useful LEAN-TO STORE, ideal for ride on mower etc. Gate to courtyard and gates to paddocks. There are two level pasture paddocks bordered by attractive park railings and ideal for horse or ponies or general stock grazing. The gardens and grounds total approximately 3.7 acres.

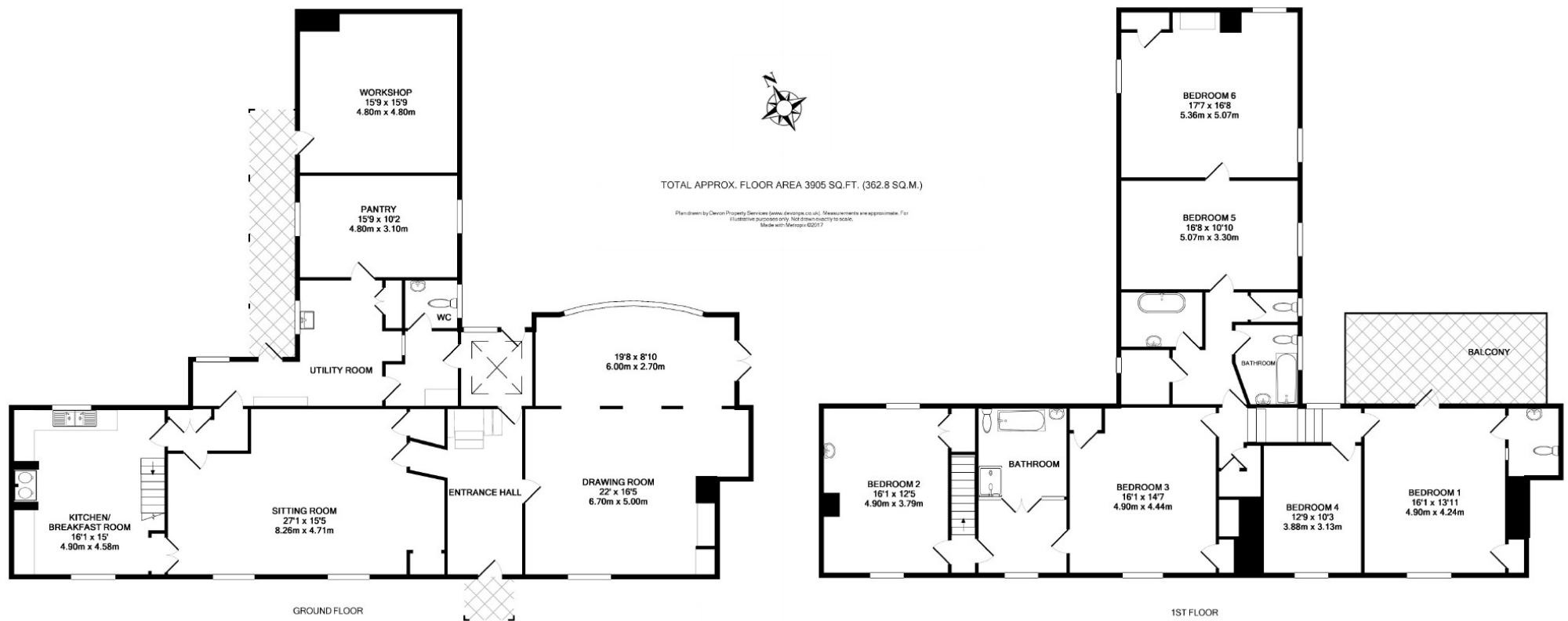
DIRECTIONS

From Okehampton proceed in an easterly direction taking the A30 dual carriageway. At the Whiddon Down junction fork left as if for Chagford goin back over the flyover and upon reaching the T-junction turn right proceeding for a short distance before turning right again onto the A3124 signposted to North Tawton and Winkleigh. After just over half a mile take a right hand turning at Hollocombe Cross signposted to Spreyton. Continue along this lane into the village and at the cross roads turn left into the village centre. Pass the Tom Cobley Inn on the left hand side and proceed for a short distance, where upon the entrance to Bush House will be found upon the right hand side.

SERVICES

Mains Electricity, Water and Drainage.





These particulars are a guide only and should not be relied upon for any purpose.



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