







Spreyton
Crediton, Devon
Asking Price £660,000

5 5 3 EPC

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Honey Blossom Cottage, Spreyton, Crediton, EX17

Approximate Area = 2208 sq ft / 205.1 sq m
Limited Use Area(s) = 175 sq ft / 16.2 sq m
Annexe = 885 sq ft / 82.2 sq m
Total = 3268 sq ft / 303.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Bradleys. REF: 1157920

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DESCRIPTION

An individual detached, edge of village home offering versatile accommodation, good size gardens with two entrances from the road and a separate detached two bedroom bungalow/annexe with fantastic views to the rear. The property offers the unique opportunity for either extended family living or an income from the annexe.

Two gated entrances lead to the property with ample gravelled parking to the front on both sides. The front garden is largely laid to lawn with flower and shrub beds with a veranda to the front of the property. The ground floor accommodation includes the entrance porch, large entrance hall, main sitting room, dining room with patio doors opening out to the front, downstairs bathroom, cloakroom, study, kitchen/breakfast room, rear conservatory (split into three) which also gives access to the utility room. The first floor consists of three bedrooms with a dressing room and en-suite to the main bedroom.

To the rear, the garden leads you to the detached annexe with entrance hall, two bedrooms with master en-suite, open plan living room/kitchen with double doors onto the large decked area, utility and bathroom.

Outside the property boasts private gardens with water features, store sheds and Summerhouse plus wonderful views.

LOCATION

Spreyton is a thriving village on the north-eastern side of Dartmoor which has a community run shop/post office, a primary school, Church, the renowned Tom Cobley Tavern winner of numerous awards, several clubs and groups. Situated about 5 miles from the A30 dual carriageway allowing good road communications East to the Cathedral City of Exeter or West into Cornwall. An extensive range of amenities can be found in the nearby towns of Okehampton and Crediton which both have large secondary schools.

DIRECTIONS

What3Words: ///divisible.fail.passion

MATERIAL INFORMATION

Tenure: Freehold
Council Tax: Band F and Annexe Band A with Mid Devon District Council
Mains electricity and water. Private drainage. Oil fired heating.
Broadband and Mobile Signal Availability - We advise that you should check the availability and signal strength with your supplier via the Ofcom website Broadband and mobile coverage checker - Ofcom
Flood Risk: Very low risk, below 0.1%
Parking: Off road parking











VIEWING INFORMATION

Viewing by appointment with the Agents;

Bradleys Estate Agents
118 High Street, Crediton, Devon, EX17 3LG
Tel. **01363 775556**
Email. **crediton@beagroup.co.uk**

Property Fact Sheet Ref:
CRE140216.14 (11/07/2025-KR)

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