



## Lower Spencecombe, Crediton, EX17 5FB

Guide Price £480,000

**HELMORES**  
SINCE 1699

# Lower Spencecombe

## Crediton

- Detached Unlisted Rural Residence with Incredible Potential!
- Superb views over countryside, with just one near neighbour
- Set in 1.36 acres & only 5 minute drive to Crediton High Street
- L-shaped attached cob barn, scope to double/triple living space (STPP)
- Main cottage with two double bedrooms
- Spacious living room & conservatory
- Modern timber double garage & stable block
- Pretty gardens & gated parking for 8 cars
- Fenced paddock with its own duck pond
- Being sold with no onward chain





Lower Spencecombe offers an exceptional opportunity for those with a vision. This detached, unlisted rural residence is brimming with incredible potential, set against a backdrop of superb countryside views and tranquillity, you'll relish the privacy and space that this property affords.

Set in a plot of 1.36 acres, Lower Spencecombe boasts an enviable location, just a 5-minute drive from the vibrant heart of Crediton High Street. But it's the potential that truly sets this property apart. The L-shaped attached cob barn presents a world of possibilities, offering scope to double or even triple the living space, subject to obtaining the necessary planning permissions.

The main cottage, anchored in rustic charm, features two inviting double bedrooms that provide a peaceful retreat. The spacious living room has a fireplace and conservatory (with underfloor heating installed) offer ideal spaces for relaxation and contemplation. Meanwhile, the kitchen diner complete with an oil-fired Rayburn, 5 ring gas hob, oven, dishwasher & fridge, lies adjacent to utility room which was created with space & foundations for a third bedroom to be added in the future, as only the ground floor level was converted at the time, it also has a handy WC. Central heating is via the oil-fired the Rayburn and there are uPVC double glazed windows.



Lower Spencecombe's beauty extends to the outdoors, where pretty gardens and gated parking for 8 cars await, plus a modern timber double garage and stable block add functionality to this versatile property. A fenced paddock with its very own duck pond evokes picturesque countryside living, inviting possibilities for your own agricultural pursuits.

Seize the opportunity to create your vision at Lower Spencecombe. With incredible potential, breathtaking views, and a slice of rural tranquillity, this property offers a canvas upon which to craft your dream.

Please see the floorplan for room sizes.

Current Council Tax: B (£1,739pa)

Utilities: Mains electric, water, telephone & broadband + Oil tank & Gas bottles for hob

Drainage: Septic tank shared with neighbour

Heating: Oil-fired central heating via Rayburn

Listed: No

Tenure: Freehold

**CREDITON** : An ancient market town, with a contemporary feel – only a short, 20-minute drive from Exeter. Set in the Vale of the River Creedy, amongst gentle, rolling hills and verdant pastures. Sincerely picture postcard. Once the capital of Devon, Crediton is famed for its inspiring sandstone church and for being the birthplace of Saint Boniface in 680 AD. Its high street is a vibrant place, abuzz with trade –artisan coffee shops, roaring pubs, a farmers’ market and bakeries, jam-packed with mouthwatering delights. For those commuting it has hassle free transport links into Exeter and for schooling a prestigious community college (Queen Elizabeth’s) – with an Ofsted “outstanding” sixth form. In addition, it boasts a brilliant gym & leisure centre for New Year’s resolutions, two supermarkets for the weekly shop and a trading estate for any practical needs. All neatly held in a single valley.

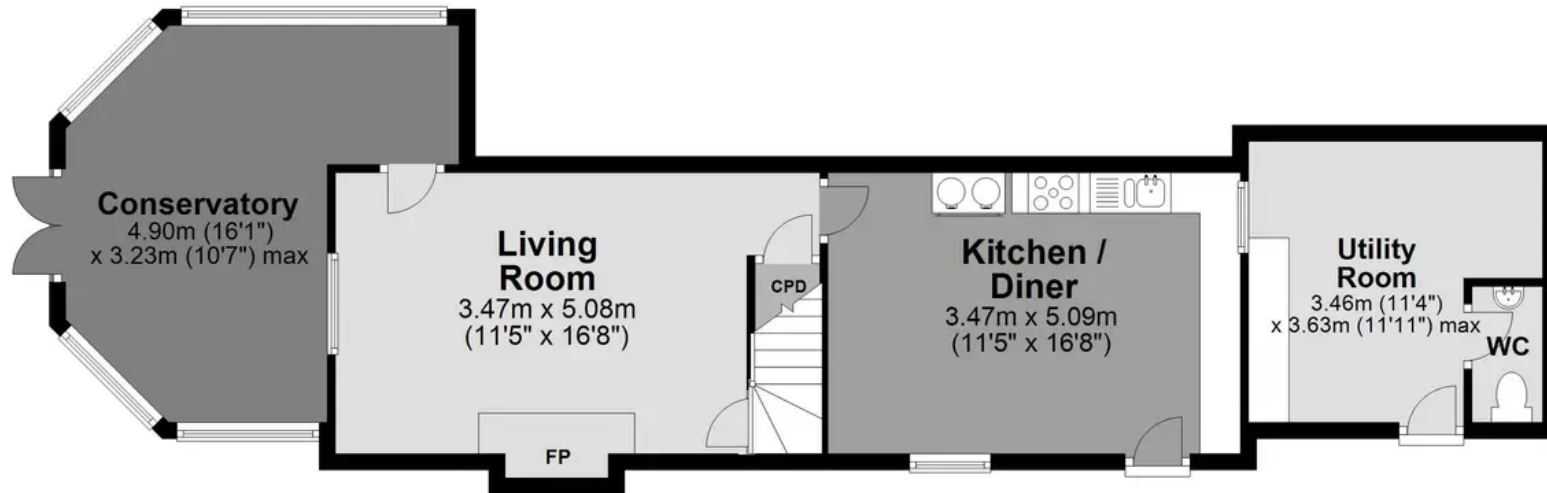
**DIRECTIONS:** For Sat-Nav use EX17 5FB, on the A377 take the turning down Spencecombe Lane between the two sharp bends. Follow this lane right the way down until reaching Lower Spencecombe, marked by a Helmores Board.

**What3Words:** [///warblers.requiring.relax](https://www.what3words.com/?w3w=///warblers.requiring.relax)



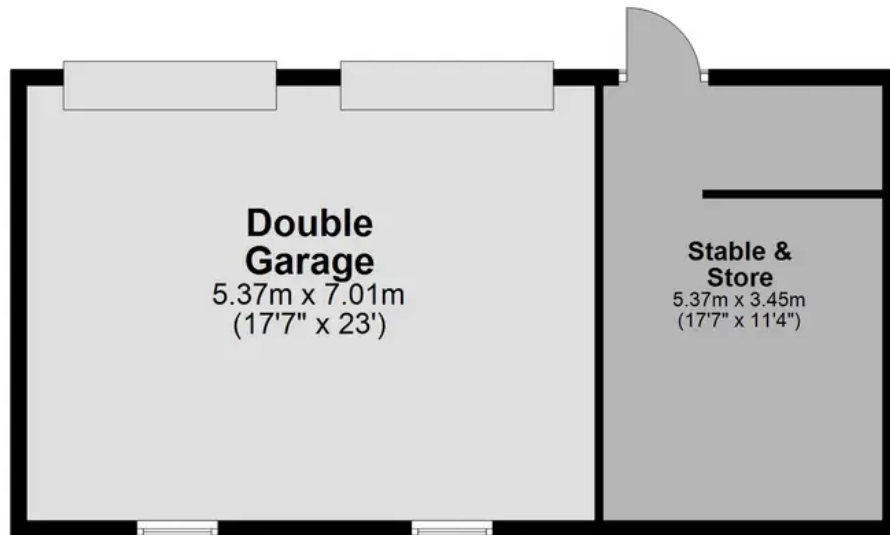
### Ground Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



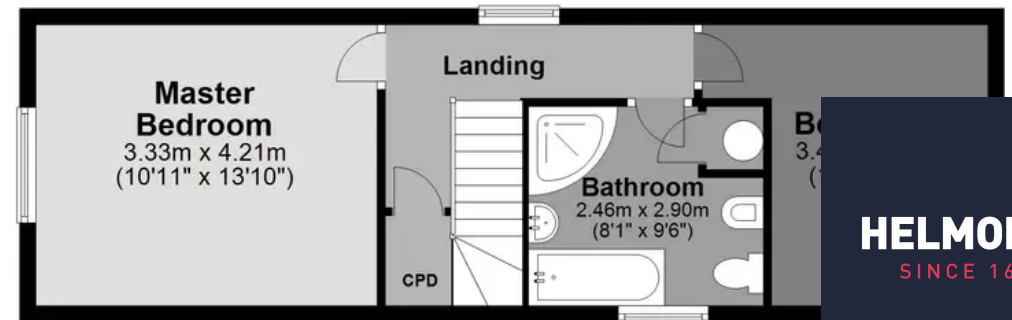
### Modern Timber Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.5 sq. feet)



Total area: approx. 109.4 sq. metres (1177.6 sq. feet)

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## Helmores

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