SPRING HOUSE

OFFERS OVER £775,000

Spacious 4-Bed Character Cottage in Idyllic Location

THRUSHELTON, Nr. LEWDOWN

MILLER TOWN & COUNTRY exp UK

SH

Spring House

- Quintessential Thatched Cottage
- Four Bedrooms, Three Double, One Single
- Excellent Ceiling Heights & Spacious Rooms
- Wealth of Charm & Character
- Picturesque Rural Setting
- Beautiful Landscaped Gardens
- Garage, Carport & Driveway Parking
- Set Down Long Private Drive

The Property

A quintessential Devon cottage from the outside, with thatched roof, stone porch and buttermilk yellow render, Spring House has a few surprises in store for its new owners. The interior accommodation is surprisingly spacious with excellent ceiling heights and generous room dimensions, unusual for a historic property such as this. In addition, more recent elements such as a lovely garden room and contemporary kitchen provide all the comforts of modern living without sacrificing the wonderful character of this home.

SH

Spring House

Accommodation

There is a wealth of charm and character throughout the property with stone fireplaces and exposed beams, window seats and slate flagstone floors. A large front porch opens into a traditional farmhouse kitchen/breakfast room with modern kitchen units and plenty of worktop space and an oil-fired Aga to ensure you will receive a reassuringly warm welcome home from chilly autumn walks. A spacious and south-east facing garden room leads off the kitchen – a great sunny spot for a morning coffee!

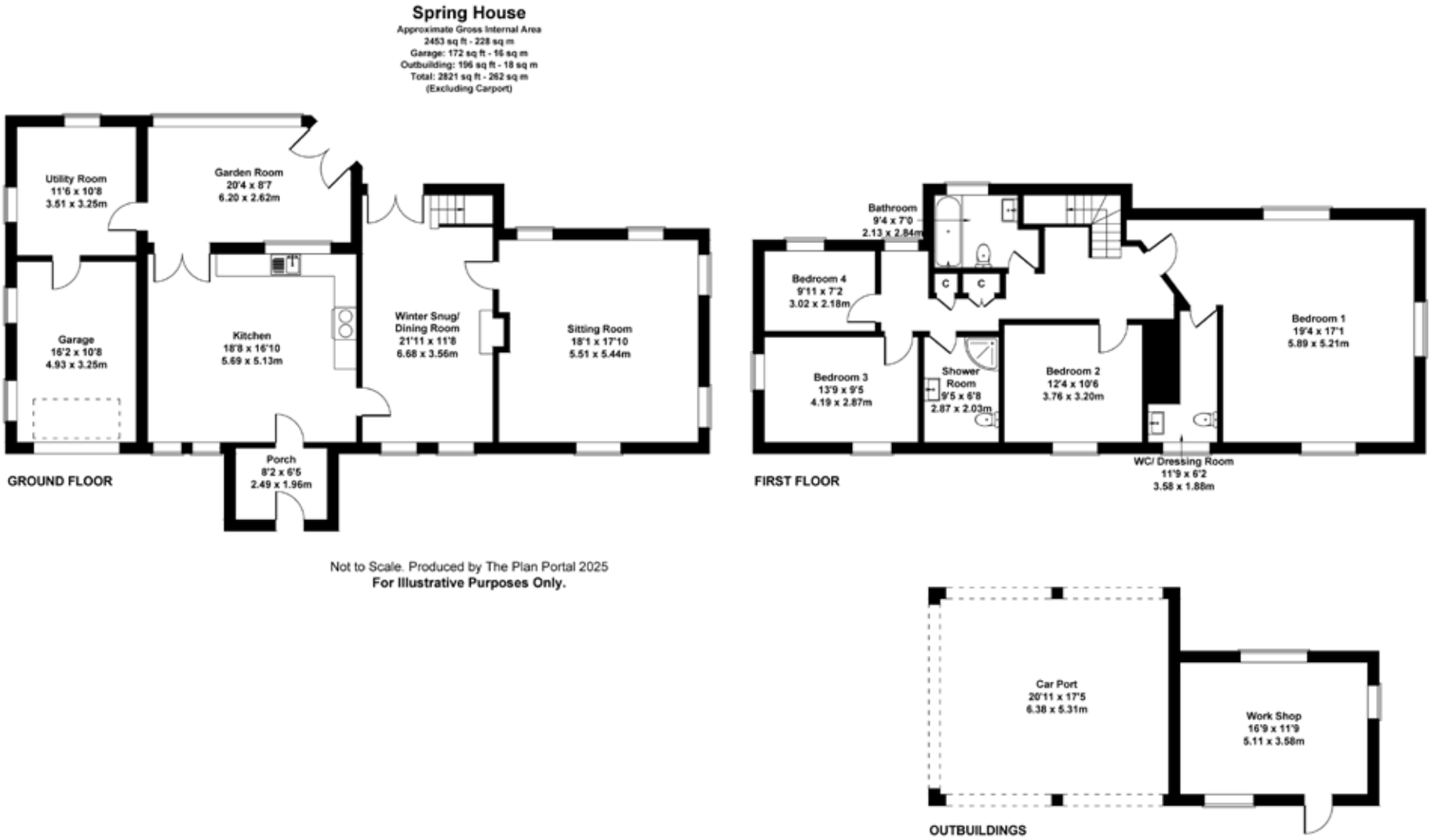
To the side a generous winter snug hosts an impressive inglenook open fireplace with substantial oak bressummer above and from here French doors give access to the south facing patio and gardens to the rear. Beyond the snug is a generous drawing room which is a lovely square room filled with light by the triple aspect windows. A stone fireplace offers a focal point and there is a woodburning stove and an independent electric radiator. Off the garden room is a large utility/cloakroom and WC, and a door from here leads into the adjoining garage.

On the first floor the triple aspect principal bedroom is wonderfully light and airy with fantastic vaulted ceilings and exposed beams – an en suite WC and dressing room area adds to the convenience of this lovely room. There are two further double bedrooms along the hall as well as a large single bedroom. This floor is completed by a bathroom and separate shower room.

Outside

Spring House is accessed via a long private drive leading from a quiet country lane. A gravelled area adjacent to the house provides parking for several cars in addition to that within the attached garage and double carport. To the side of the carport is a useful workshop which is believed to have been a stable and cart store originally.

To the rear of the property is the beautiful and varied garden area. With a large area of manicured lawn surrounded by well-stocked borders, there is plenty of room for children to play or for the keen gardener to keep themselves busy! A generous terrace runs along the rear of the house, an ideal spot for al fresco dining or relaxing with friends in the sunshine.



Not to Scale. Produced by The Plan Portal 2025
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Location

Thrushelton is a pretty, rural hamlet of only a handful of properties with an attractive church. Nestled just outside the villages of Lewdown and Bratton Clovelly the property is not too far from amenities including village stores and Post Office, local pub, and primary schooling.

The nearby towns of Launceston, Okehampton and Tavistock are all easily accessible by car and have a broader range of retail and services on offer. The cities of Exeter and Plymouth are about 40 to 45 minutes' drive away as are the north and south coasts with beautiful sandy beaches and coastal walks in abundance. Dartmoor and its wild open spaces is a short 10 minute drive away and offers superb walks and scenery.

Agent's Note

Across the lane from the top of the drive, subject to separate negotiation is a superb Shepherd Hut with mains water, its own private drainage system and photovoltaics with battery storage for electric. Manufactured and supplied by "Plankbridge" a renowned provider of quality shepherd huts, this is superbly finished and sits in its own paddock and orchard with separate access and parking. Ideal for ancilliary accommodation or with potential to holiday let.

KEY INFORMATION

- 4 Bedrooms
- EPC Rating: D (57)
- 2.5 Bathrooms
- Council Tax Band: F
- 3 Reception Rooms
- Tenure: Freehold
- Garage, Carport, Driveway
- Broadband: ADSL
- Not Listed
- Variable to Good Signal
- Heating: Oil
- Not suitable for wheelchair users
- Utilities: Mains electricity & water. Private drainage (septic tank located within curtilage, soakaway in neighbouring field).
- Restrictions: None known
- Easements, Wayleaves: Farmer has access to section of driveway to service owned well. Property has access to soakaway for private drainage located in neighbouring field.
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: Not known to be
- Planning Permission / Proposed Developments: None known

Miller Town & Country powered by eXp
01837 54080 | okehampton@millertc.co.uk
www.millertc.co.uk
2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ

VIEWING:
Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

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