



## Binneford House, Yeoford

Guide Price £950,000

**HELMORES**  
SINCE 1699

# Binneford House

Yeoford, Crediton, EX17 5EZ

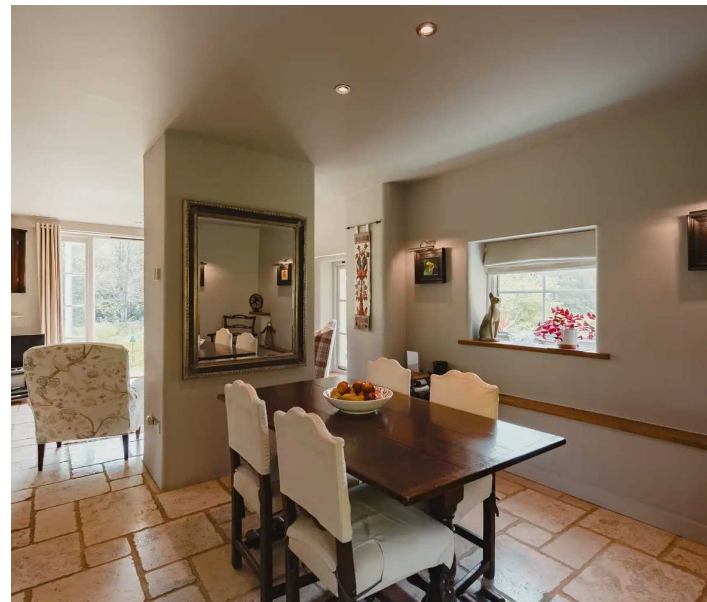
- Stunning country residence
- Set in over two acres of meadow with river frontage
- 2200 sqft plus outbuildings
- High quality property with superb finishes
- Four bedrooms, ensuite and family bathroom
- Living room and additional sitting room / snug
- South facing frontage with plenty of light
- Kitchen with family / dining room
- Utility and ground floor WC
- Detached four bay barn / stores

Binneford House was the location of the original Binneford Farm, a large, sprawling farm stretching to the north, west and south of the present house. Situated approx. 2 miles from Yeoford towards the A30, it's a great location for being peaceful without being remote and isolated. The original thatched farmhouse burnt down in the middle of the 19th century and it was later destroyed by fire again in 1946. In 1947 it was rebuilt at 90 degrees to the original footprint, allowing the back of the house to face south and this time the roof was slate – this is the basis of what you see today. An extensive refurbishment has been carried out by the current owners during their tenure here from when they took it on 20 years ago.





The house as you see it today is a far cry from the original but not being listed, or thatched, is a real bonus and allowed the renovation to be carried out to make the most of the meadow to the south. It's got over 2200sqft of accommodation and the layout allows for flexible uses too. Throughout the whole house, from the oak flooring, the three working fireplaces, the modern plumbing and even the addition of the 3amp or 5amp lighting circuits so that table and floor lamps can be lit from a single switch on the wall, the attention to detail is clear. The handmade cupboards, bookcases and shelving are a real feature of the house, providing plenty of storage which is in keeping with the style and character of the house. Also, the matching windows and French doors on the south aspect, really work well to bring all of the light into the principal rooms. We love the kitchen/family/dining area with its central fireplace and how it's both practical and sociable. Worth noting is the Everhot electric range cooker, it's a great addition to the kitchen and being only 18 months old, it's an option to purchase should a new owner desire. All of the rooms are extremely well presented and both the family bathroom and the second bathroom (which is really used as a private bathroom to the master) have separate baths and showers and have a luxurious feel about them.



The house stands in just over two acres with the drive belonging to Binneford House from the country lane. The drive meanders through the meadow on the approach and as the house reveals itself, you know you're somewhere rather special. Paths are cut to walk through the meadow, which itself is only cut and baled once a year by a local farmer and the yield is about six full size bales. The meadow is home to a wide variety of wildflowers, including orchids. Because no chemicals are ever used, insects and butterflies abound and the owners have recorded over 50 different bird species. The river Yeo, which marks the land boundary, has trout and crayfish and even otters on a rare occasion. The air has little or no pollution, shown by the growth of lichen on many of the trees. The skies are dark with very little light pollution and the Milky Way can be clearly seen. At night the silence is golden. Apart from the owls!

The drive leads to the north of the house and gives rise to an area of off-road parking and on to a detached barn, made up of four bays. There is some reduced head height but this is excellent storage and the footprint is there should someone wish to improve the current structure.

It's a very special property, both inside and out and the finish and location will not disappoint. If you're looking for your escape to the country without compromising on space or indeed quality and like things to be done, and done right, then this could be your next home.

Please see the floorplan for room sizes.

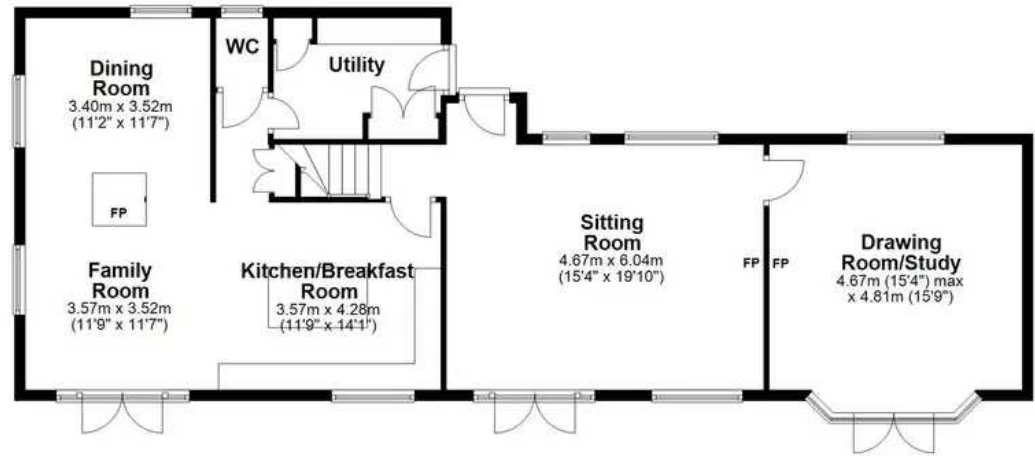
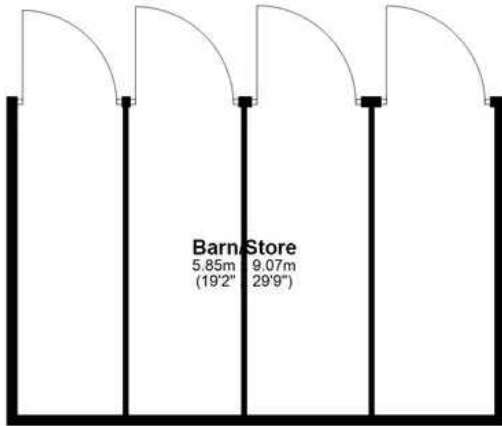
Current Council Tax: Band F – Mid Devon 2024/25-£3381.48

Utilities: Mains electric, water, telephone & satellite broadband

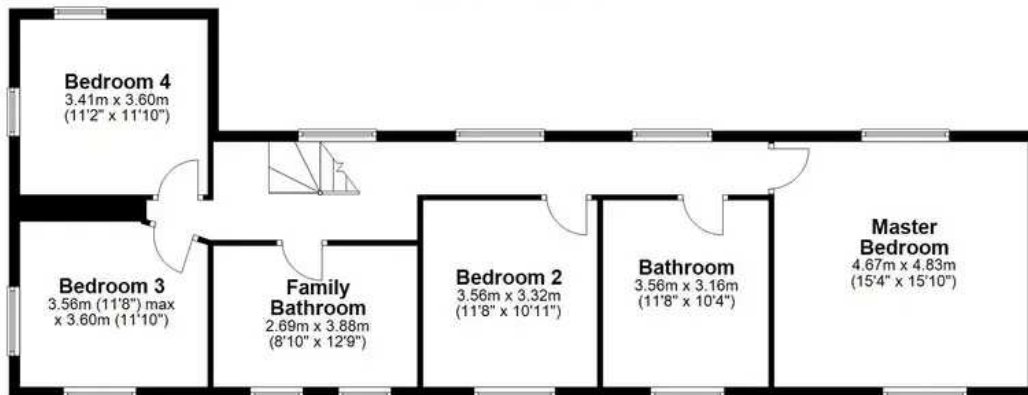




**Ground Floor**  
Approx. 161.9 sq. metres (1742.2 sq. feet)



**First Floor**  
Approx. 96.1 sq. metres (1056.0 sq. feet)



Total area: approx. 260.0 sq. metres (2798.2 sq. feet)





Broadband within this postcode: Starlink 100 – 200 mbps

Drainage: Private Drainage

Heating: Oil fired central heating

Listed: No

Tenure: Freehold

YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of CREDITON and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including 'Yeofest' – described by some as the "best little beer festival in Mid Devon". In addition, and for those that prefer apples there is 'Yeocider'. The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub 'The Duck' which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a 'Messy Church' plus a group for the under 5s called Sweet Peas. There are lots of great countryside walks too.

DIRECTIONS : For sat-nav use EX17 5EZ and the What3Words address is [///passport.tasteful.notifying](https://www.what3words.com/#!/passport.tasteful.notifying)

but if you want the traditional directions, please read on.

From CREDITON: Proceed out of town to Yeoford and once in the village, pass The Duck on your right and over the railway bridge. Immediately after the bridge, take the right hand turn signed to Hittisleigh. Follow this road for approx. 2 miles and then take the left hand turn signed Binneford. Proceed down the hill and at the bottom, look out for the gated entrance to Binneford Houses on the right.





# Helmores

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