



The Great Hall, Creedy Park

Guide Price £1,000,000

HELMORES
SINCE 1699

The Great Hall

Creedy Park, Crediton, EX17 4EB

- Spectacular Jacobean and Arts & Crafts style residence
- Forming principle part of splendid country house
- 6 bedroomed accommodation over 3 storeys to over 5600 sq ft
- Great Hall of magnificent proportions overlooked by Minstrel Gallery
- Beautiful craftsmanship throughout with much use of solid oak
- 2 acres of private paddock, 12 acres of shared woodland
- Wonderful formal gardens, 2 garages, very spacious parking areas
- One of the most incredible properties you are likely to find in the area!

The splendid Creedy Park country estate was the family seat of the Ferguson-Davie family until the house was sold and divided into several exclusive luxury residences in 1975. Creedy Park itself is registered with English Heritage as a Historic Park. In 1960 HRH the Princess Margaret stayed at Creedy House and dined in the Great Hall during her unveiling of the St. Boniface Statue in Crediton, whilst it was still owned and occupied by Sir Patrick Ferguson-Davie.

The current Creedy House was built on the site of an older Georgian mansion (although the site is believed to have much earlier origins). Building work started in 1916 by the well-known local firm Dart & Francis Limited, and the house was completed in 1921. Only the best available materials and the best local craftsmen were used for the construction, and much of the internal timberwork (oak, chestnut and elm in the main) was sourced from trees in Creedy Park itself, which at this time extended to about 6,000 acres.



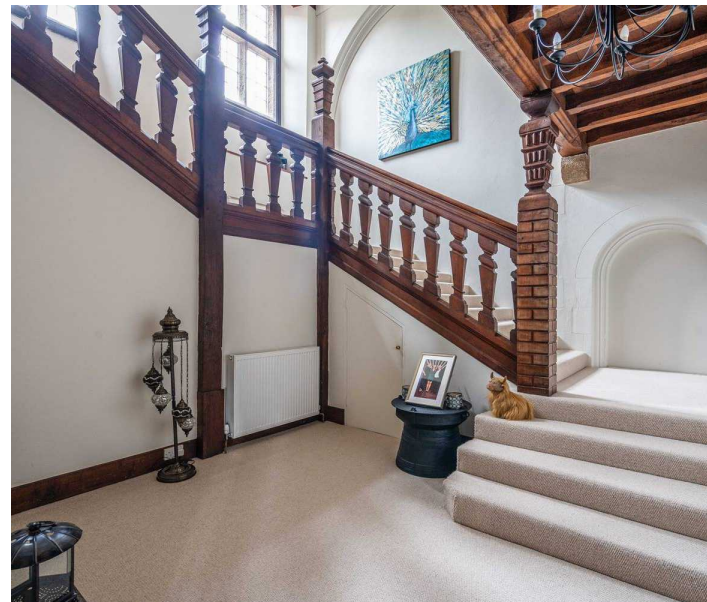


The house was built in a most attractive Jacobean style externally of stone elevations under a slate roof, with windows magnificently made in Dartmoor granite with leaded light window panes. It was designed by the well-known Edwardian architect Walter Sarel of London who was famous for his Arts and Crafts style, and for his close association with Gertrude Jekyll (designer of over 400 gardens in the UK including the nearby Castle Drogo at Moretonhampstead).

The house is also surrounded by professionally maintained gardens and grounds, with many of the open plan areas maintained on a weekly basis by an experienced gardener. The residents of Creedy House run a management company which organises much of this maintenance. The Great Hall currently contributes £98.28 per calendar month towards upkeep of the estate.

The impressive "Great Hall" forms the principal portion of the beautiful Jacobean and Arts & Crafts style Creedy House, set in this most picturesque part of the Devonshire countryside with magnificent rural views across the lovely Creedy Park and rolling Devonshire countryside beyond. Although enjoying a tranquil setting, Creedy House has the convenience of ease of access to the busy old market town of Crediton, which lies about a mile to the south, and the city of Exeter about 7 miles beyond providing easy access to the M5 motorway plus an airport to the east of the city. The picturesque and sought-after village of Sandford is about 1 mile to the north and has a pretty village square, 2 well-regarded Inns and an ancient church.

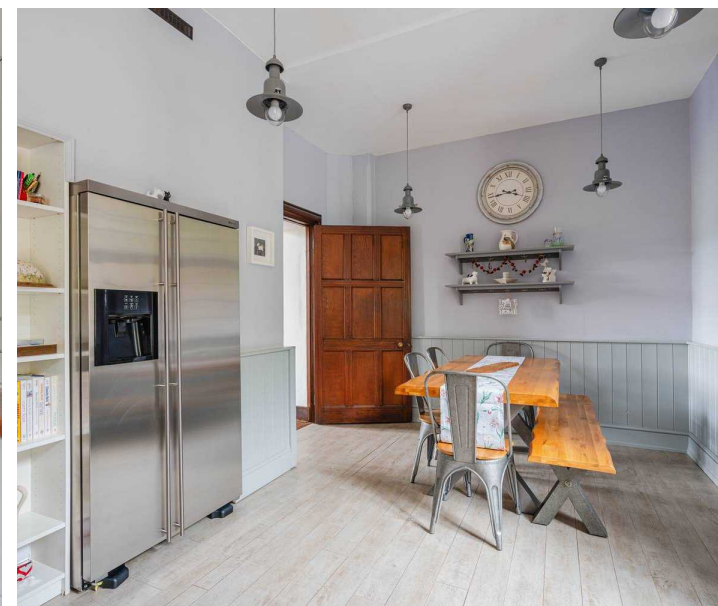
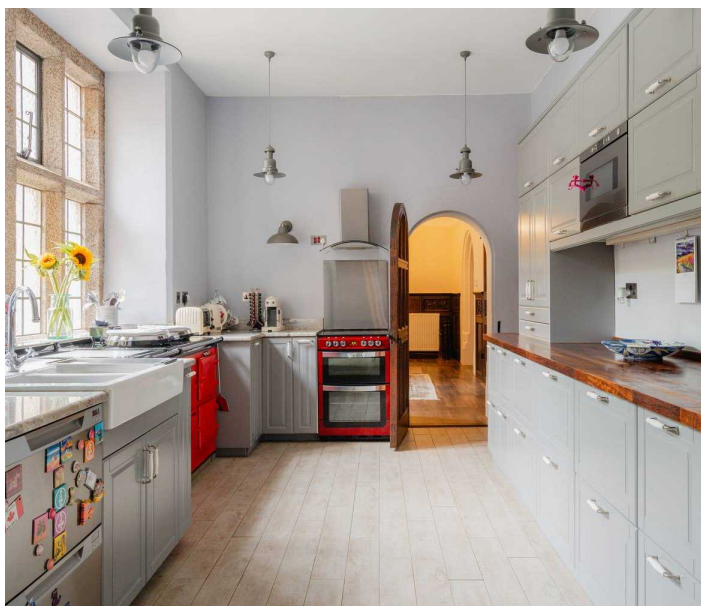
There is a country footpath (the Millennium path) which links Crediton to Sandford, which is easily accessed from Creedy Park. Crediton town itself is surrounded by unspoilt farmland in an area of great natural beauty. There is a regular daily bus service to Exeter plus trains every 30 minutes to Exeter and Barnstaple and a local town bus which covers most urban areas. The town is most famous for its ancient parish church and for being the birthplace of St Boniface in 680 AD.



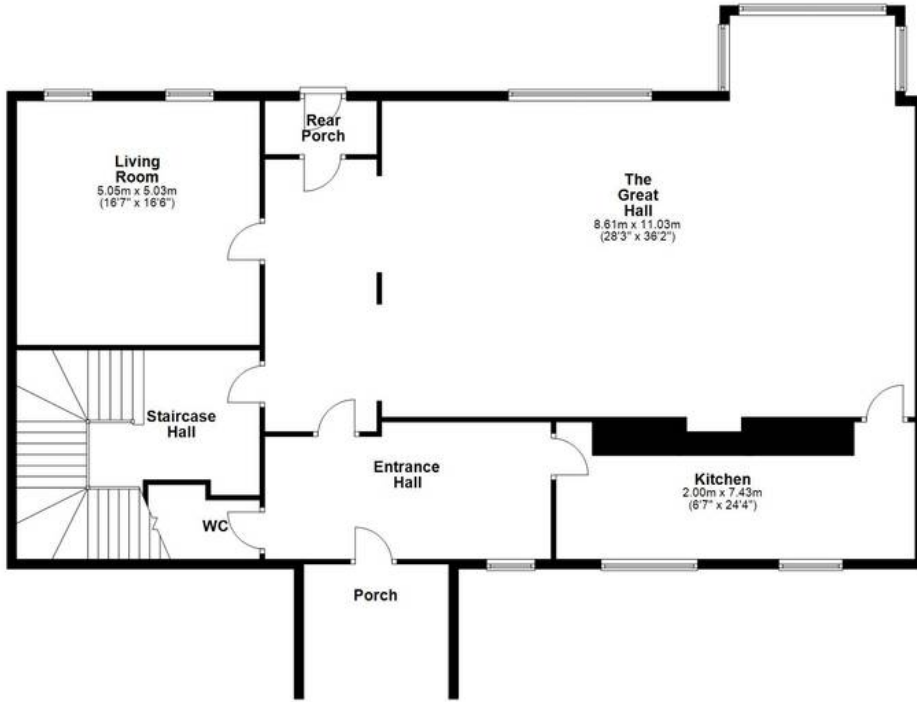
It has excellent schooling facilities at both senior and junior levels and a sports and leisure centre incorporating a superb swimming pool. The town has an excellent selection of independent shops with both Morrisons and a Tesco supermarket.

The Great Hall is probably the most spectacular property of all the residences at Creedy House, and originally it formed the main front entrance, great hall, main reception, and staircase to the house. The quality of the original workmanship is quite remarkable and clearly no expense was spared in its construction. The actual Great Hall room is simply immense, and provides a splendid area for entertaining guests and enjoying fine living, and with a floor-to-ceiling height of nearly 20ft it needs to be viewed in person to fully appreciate the sheer volume of space! Features of the Great Hall include a massive solid granite fireplace, 2 wonderful full height granite mullioned leaded windows with numerous coats-of-arms in stained glass (one forming a large bay window with ample space to house a large dining table/chairs etc), solid oak flooring, and several heavy ceiling beams with solid granite supports. All of which is overlooked by a splendid full-width Minstrel gallery with an ornate solid oak carved balustrade.

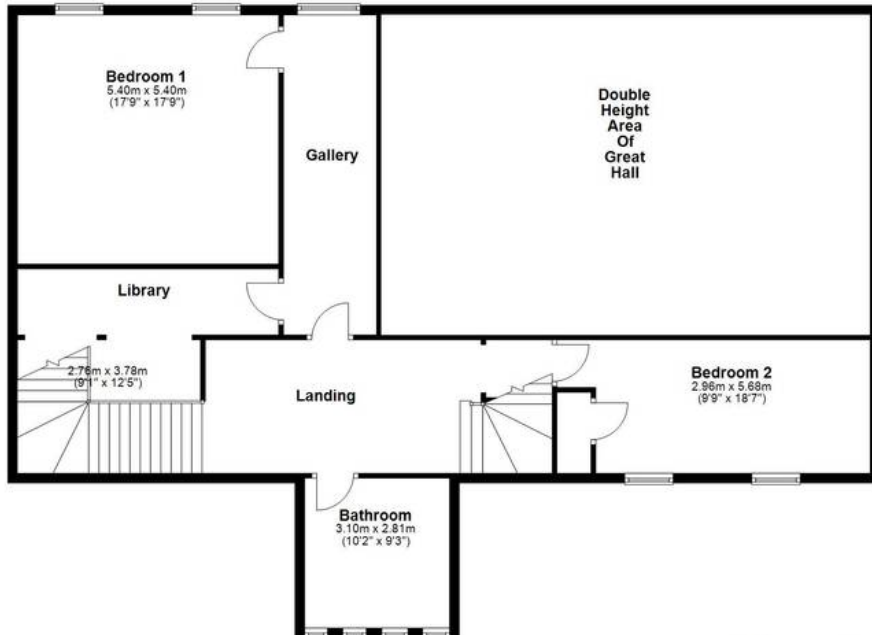
The living accommodation is very spacious and comfortable extending to over 5600 sq ft, with many modern day comforts including central heating, an up to date kitchen complete with AGA, and fitted bathrooms (yet period in style) etc. The 6 bedrooms over 2 floors over a flexible layout. It is well-designed around The Great Hall and spread over 3 floor levels approached from a lovely wide sweeping staircase (the original main staircase to Creedy House) which is beautifully constructed in solid oak with ornately carved newel posts and balustrading. The main landing is overlooked by a lovely gallery, which is again highly detailed in solid oak.



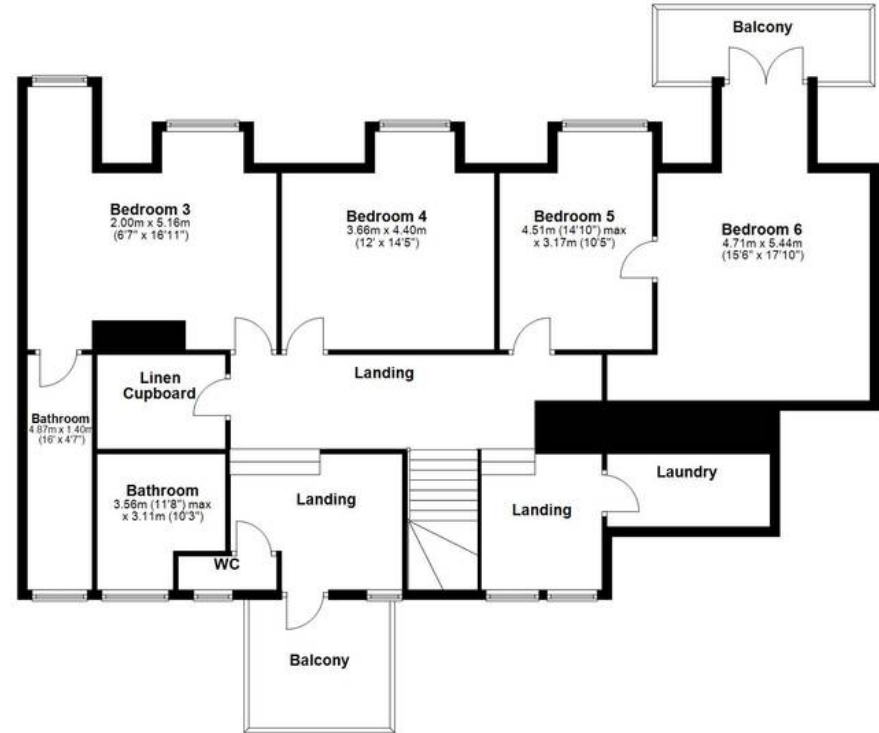
Ground Floor
Approx. 192.4 sq. metres (2071.1 sq. feet)



First Floor
Approx. 178.1 sq. metres (1916.9 sq. feet)



Second Floor
Approx. 150.2 sq. metres (1616.6 sq. feet)



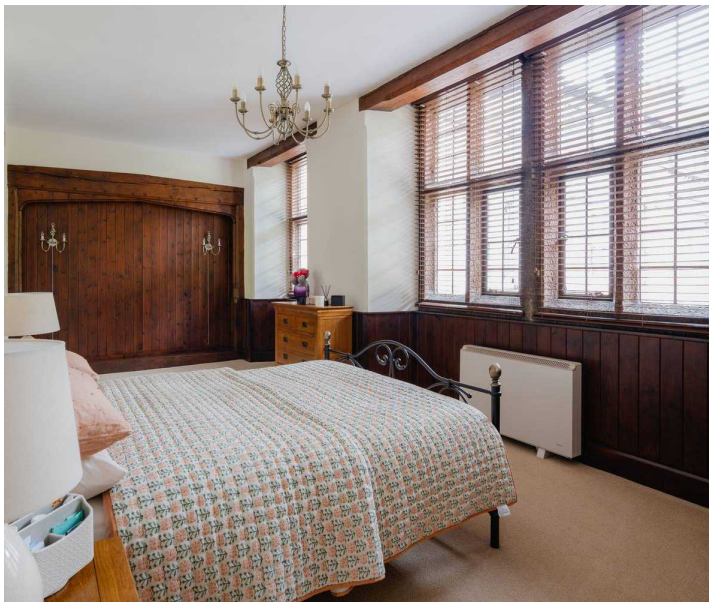
Total area: approx. 520.7 sq. metres (5604.6 sq. feet)





The 2nd floor rooms have access to two balconies (to the south and north), both constructed of granite, and give access to the roof ramparts, whilst taking full advantage of the fine views. The current owners have improved the property whilst very much balancing the history and character of the house against more modern living standards and the addition of secondary and some double glazing reflects this.

The imposing castle-like main front entrance is constructed in stone with a granite archway, inset pilasters, and has a coat-of-arms (with the Creedy livery) above the arch. There are charming formal gardens to the front of the house, laid out with level lawns and a large central pond surrounded by flower beds, having a statue fountain, and enjoying stunning parkland views. To the rear it owns a sizeable area of sweeping lawn, which remains open plan to preserve the overall character of the area. The Great Hall has a wonderful feeling of history and eminence, and would certainly make a lovely family home – it would also make a fabulous country retreat in Devon for someone seeking a second home for weekend entertaining in this lovely part of England.



The Great Hall owns 2 large single garages in the parking/garage block to the north of the houses. The magnificent GARDENS and GROUNDS surround the properties and The Great Hall owns a large open plan area of lawn to the rear and formal gardens to the front which sits outside of the communal land ownership. The formal garden to front with large paved and gravelled terrace areas, has stone steps down to a level lawn, flower beds which surround a lovely old raised pond with central statue fountain.



Nearby is a paddock, providing good grazing which is located to the east of the house and extends to about 2 acres.

In addition to the private land, to the north of the house is a 12-acre woodland known as "The Rookery" which provides a delightful area for a peaceful stroll or dog walking along many of the meandering pathways leading through the woodland. There is abundant wildlife including songbirds, buzzards, deer and badgers. There are magnificent mature trees including many specimens and several clearings full of colourful wild flowers (including snowdrops, daffodils, bluebells and primroses), and lovely rural views from the fringes across open farmland. The Rookery has shared use by all the residents of Creedy Park.

Please see the floorplan for room sizes.

Current Council Tax: Band G – Mid Devon 2024/25-
£3973.69

Approx Age: 1921

Construction Notes: None

Utilities: Mains electric, water, telephone &
broadband

Broadband within this postcode: Superfast Enabled

Drainage: Septic tank (shared)

Heating: Mix of gas fired central heating, wood-
burners and electric heating

Listed: Yes Grade II

Conservation Area: No

Tenure: Freehold





CREDITON : An ancient market town, with a contemporary feel – only a short, 20-minute drive NW from the city of 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). 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 4EB and the What3Words address is [///declares.appoints.follow](https://www.what3words.com/declares.appoints.follow) but if you want the traditional directions, please read on.

Enter Creedy Park from the entrance on the Crediton – Sandford road and pass the Cricket Club on your right. At the junction, turn right and proceed all the way along in front of the properties and then bear left into the car park at the far end. Proceed to drive to the rear and the grand entrance to The Great Hall will be seen on the left and please park opposite the entrance leaving access for others.





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