



**Crayford, Hittisleigh, EX6 6LE**

Guide Price **£1,350,000**



# Crayford

Hittisleigh, Exeter

- Large detached farmhouse
- 14 acres in total
- Secluded position
- Paddocks, gardens & woodland
- Numerous outbuildings
- Perfectly set up small holding
- 5 Bedroom well presented accommodation
- Equestrian facilities
- Haven for wildlife
- No onward chain!

Perfectly nestled in a secluded position at the very end of a 'no through' council maintained road is Crayford. This property really is the countryside idyll in an unspoilt rural area surrounded by farmland and nature with no neighbours in sight. With 14 acres of paddocks, woodland, stables and garden along with a pond and various useful outbuildings, this property really is a rare find and is being sold with no onward chain.

## THE HOUSE

The farmhouse has been extended over the years to create a very spacious and well presented home. The impressive entrance hall with galleried landing and sweeping staircase is the first impression of what's to follow. The kitchen with oil aga extends into a modern conservatory with views over the garden and stables and opens onto the patio.







There's a boot room, cloakroom, utility, snug, study, billiard room, dining room and spacious drawing room with a beautiful fireplace and bifold doors out to a patio area. The 3 woodburning stoves are all Woodwarm, the windows are all very good quality double glazed engineered oak.

Upstairs there are 5 spacious bedrooms, 3 of which are en-suite, the master bedroom being very large with an array of fitted oak wardrobes. There is a family bathroom and the landing space offers a great spot to relax and enjoy views over the garden.

The plant room provides 2 Worcester boilers, a pressurised water system and 12 solar panels provide a feed-in tariff.

#### THE BUILDINGS

There is a large array of outbuildings including an oak framed garage with two open bays and an enclosed bay, with storage on either side. There are 5 stables, a large tractor shed, field shelter with space for implements amongst others, water and electricity supplies are ample to these buildings and all offer plenty of space for the needs of the small holding.

#### THE LAND

The land in total extends to 14 acres which is split down to two main paddocks, one just over 2 acres and one just over 6 acres with two smaller paddocks, the rest amounts to woodland areas, orchard and a naturally stocked pond which attracts ducks and moorhens. The garden is largely laid to lawn with flower, shrub & tree borders. The land is well fenced and maintained.

Agents Note – There is a public right of way across the property which is rarely used





Please see the floorplan for room sizes.

Current Council Tax: Band G – Mid Devon 2025/26 – £4,108

Utilities: Mains electric, telephone & broadband

Water: Private, spring water with UV filtration system

Broadband within this postcode: Standard. Current owners use Starlink

Drainage: Private drainage

Heating: Oil fired central heating

Listed: No

Conservation Area: No

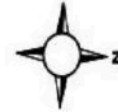
Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.









**Ground Floor**  
Approx. 261.5 sq. metres (2815.2 sq. feet)



**First Floor**  
Approx. 150.7 sq. metres (1621.7 sq. feet)







**HITTISLEIGH** lies just north-east of Dartmoor. Although it's a small village, those who live there, and nearby, create a welcoming and active community. Various events and activities take place at the local village hall where there is also a community garden. The village's proximity to the A30 ensures quick access to Cornwall, Exeter, and the M5 motorway, making it an ideal spot for those seeking a peaceful rural lifestyle without being too far from major destinations.

**DIRECTIONS** : Upon reaching the village of Hittisleigh take Parsonage Lane down to the very end where Crayford can be found.

For Sat-Nav: EX6 6LE

What3Words: ///drain.measuring.scale







# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.