



Poole



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Long Barn, Crediton, EX17 4AD

Sandford (0.9 miles) Crediton (1.2 miles) Exeter (9.4 miles)

A beautifully presented family home with a detached studio, outbuildings and fine views over the surrounding countryside.

- Beautifully presented family home
- Grade II Listed
- Landscaped gardens
- Land amounting to 5.4 acres
- EPC D
- Rural but accessible location
- Detached studio flat
- 3 paddocks
- Freehold
- CTB F & A

Offers In Excess Of £1,000,000

SITUATION

The property is situated in a peaceful, idyllic location within walking distance of the well-regarded village of Sandford (0.9 miles), home to the popular pub and shop, whilst the market town of Crediton (1.2 miles) offers an extensive range of amenities including places of worship, a library, health centre, hospital, post office, banks, supermarkets, pubs and restaurants, a modern leisure centre and the well-regarded Queen Elizabeth's Academy. There is also a weekly farmers market, which is the largest in the area. The university and cathedral city of Exeter (9.4 miles) has a wide range of facilities befitting a centre of its importance, including excellent shopping, dining, theatre and recreational pursuits. It also has a mainline train station to London Waterloo and Paddington and an international airport to the east of the city.

DESCRIPTION

Poole is a beautifully presented family home standing in an elevated position with fine views over the surrounding countryside. The Grade II listed thatched house provides stylish accommodation throughout with a modern kitchen, utility, sitting room, dining room and office on the ground floor, and 4 bedrooms and a family bathroom on the first floor. Accessed off the main driveway, and detached from the main house, is a studio flat with garage under and a separate range of outbuildings. To the front and side of the main house are beautifully landscaped gardens with a large feature lake and woodland. In addition there are three paddocks with separate gated access to the lane. In total the land amounts to 5.4 acres.



ACCOMMODATION

A path from the driveway leads into an entrance hallway with limestone floor, where you will find a cloakroom/WC. The inner hall, leads to a stylish kitchen with wall and floor mounted Ashgrove units and an oil fired Aga. Whilst ideal for modern living the kitchen still retains a number of historic features such as the window seat and plank and chamfered muntin screen, that leads to the utility room with a walk-in pantry and a stable door out to the gardens. The parquet floored dining room is a dual aspect elegant room with high ceilings, a fireplace. The sitting room is another dual aspect room with two window seats, an exposed stone fireplace with ornate timber mantelpiece and decorative cornice. Steps lead down to the study, which is also dual aspect and off this is a garden room with French doors to garden.

Oak stairs lead from the inner hallway to a galleried landing off which are four delightful bedrooms, one with an ensuite shower room. There is also a separate shower room and a further family bathroom next to the principal bedroom. The principle bedroom has beautiful southerly views over the lake.

STUDIO FLAT AND GARAGE

Accessed off the driveway is a well presented detached studio flat, forming the upper storey of the double garage. This is accessed from its own path and front door and consists of: Entrance lobby, shower room, kitchen and living room. The detached double garage has an adjoining log store and further integral store to the rear.

GARDENS AND GROUNDS

The garden and grounds (approximately 5.4 acres) surround and protect Poole and are mainly laid to lawn, shrubberies and flower beds with mature trees. Outside the south facing garden room is a paved area with cobbled path around to the kitchen door where there is a further paved area. There is a productive vegetable patch with greenhouse, a summerhouse and the main lawn sweeps down to the Sulley brook.

The land is laid to pasture with mixed woodland and a lake, with which reed beds and floating duck house is a haven for a variety of wildlife. The grounds run down to a small stream, the Sulley Brook, which flows on the eastern boundary of the property and there are also remains on an old cider orchard. The three paddocks have separate road access.

OUTBUILDINGS

To the north of the drive and accessed via a five bar gate is a courtyard with an L-shaped timber barn, enclosing a tractor shed and workshop with two adjoining bays.

SERVICES

Mains water (2 supplies). Mains electricity. Private drainage (Septic). Oil-fired central heating to the house. Electric heating to the studio. Broadband 2mb

DIRECTIONS

Proceed towards Crediton on the A377 and on the outskirts of town, at the roundabout, take the turning signposted Tiverton. At the next roundabout, after 0.7 of a mile, turn right onto the A3072 to Tiverton after 0.8 miles turn left, signed Upton Hellions. Follow this road for a further mile, then take the left hand turn onto Thornhedges Lane. At the T junction turn left, and the property is around 200 metres up the road on the left hand side.

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