



Haske Barton







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Haske, Crediton, , EX17 4AF

Crediton (1.9 miles) Exeter (9.5 miles)

A Grade II listed versatile family home, with 6 bedrooms and annexe/income potential, set in gardens and grounds of 3.66 acres.

- Grade II Listed
- 5 + 1 bedrooms
- Versatile Annexe with income potential
- No Onward Chain
- Council Tax - G
- Thatched Longhouse
- Extensive Outbuildings
- Peaceful Rural Location in 3.66 Acres
- EPC - D
- Freehold

Offers In The Region Of £1,175,000

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SITUATION

Haske Barton is in a rural setting with only three neighbours, about two miles from the centre of the historic market town of Crediton. With a population of about 21,500, the town has excellent amenities capable of meeting most day to day needs. These include a selection of local shops and businesses, GP, dental and veterinary surgeries, large Morrisons and Tesco supermarkets, a leisure centre and a farmers' market. Exeter, the university and cathedral city, lies 9.5 miles away and provides a wealth of facilities, including excellent shopping, dining and recreational pursuits and mainline train stations with services to London, as well as an international airport to the east of the city.

DESCRIPTION

Haske Barton is a Grade II listed Devon longhouse and was once one of the farmhouses on the historic Creedy Park estate, seat of the Davie family from about 1600 until the late 20th century. The house is thought to date back to the 16th century with later 17th century improvements, possibly undertaken when the Davie family became the new owners. It is built of rendered cob under a traditional thatched roof and has retained many original architectural fittings reflecting the house's long history. These include fine chamfered beams, picture rails plus several window seats and inglenook fireplaces.

ACCOMMODATION

At the heart of the property is a beautifully renovated kitchen/breakfast room that retains many of the original character features, such as the traditional fireplace now housing the oil-fired AGA, with a bread oven still in place. A small induction hob is also available. Doors from the kitchen lead to a garden room with French doors opening to a patio area. The garden room also provides access to the utility room.

Off the kitchen is the drawing room, featuring a large inglenook fireplace. This light and welcoming room has dual aspect, providing lovely views over the land. Next door is the formal dining room, with another feature fireplace, beams, shutters, and a door leading to the formal entrance hall, which includes useful cupboard space and provides access to the formal sitting room, benefitting from large windows overlooking the garden and land, featuring an inglenook fireplace and original plasterwork. Double doors then lead to the main staircase. On the first floor, the principal bedroom offers stunning views over the grounds and has a spacious ensuite with a free-standing bath. Bedroom 5 is located next door with additional storage space. The corridor leads to three further large double bedrooms and a large family bathroom with both a bath and shower, overlooking the garden. There is also a back staircase leading down into the kitchen. All main reception rooms and bedrooms above face south, offering beautiful countryside views.





ANNEXE

The annexe, located at one side of the house, provides a versatile living space. Currently, it is used for business and as extra living accommodation, but it could serve a variety of purposes, including multi-generational living and/or holiday letting. With its own external door and separate staircase, the annexe includes a study and a games room, as well as a bedroom on the mezzanine level, complete with an ensuite

GARDENS AND GROUNDS

The grounds and gardens extend to 3.66 acres, divided into a garden, orchard, and field. To the west of the property, the garden is beautifully landscaped with a lawn area leading to the orchard, which is home to apple, pear, and cherry trees, as well as various berry bushes. A lovely summer house, sheltered by trees from the house, offers a peaceful retreat.

SERVICES

Current Council Tax Band: G
 Utilities: Mains water and electricity.
 Private drainage (Septic Tank).
 Oil fired central heating.
 Tenure: Freehold
 Standard Broadband speed available (Ofcom).
 EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head north on the B3183 towards Cowley. Take the A377 towards Crediton and follow this for 6.6 miles. In Crediton, turn right on the A377, then left onto the A3072, signposted towards Sandford. At the roundabout, go straight over, continuing on the A3072 until you reach Creedy Bridge (0.8 miles). Take the left hand turn and then the first right hand turn, signposted towards Haske. Follow this road for just over half a mile, and the property will be on your left.





Approximate Area = 5420 sq ft / 503.5 sq m (excludes Voids)
 Outbuilding = 2427 sq ft / 225.5 sq m
 Total = 7847 sq ft / 729 sq m

All measurements are approximate and for display purposes only.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



