



Upton Hellions Barton







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Upton Hellions, Crediton, Devon, EX17 4AE

Sandford - 1.7 miles, Crediton - 2.2 miles, Exeter - 10.3 miles

An impressive and versatile Grade II* Listed family home with beautifully maintained gardens and grounds, amounting to 4.65 acres, located in an idyllic rural setting on the edge of a sought-after Mid-Devon hamlet.

- Beautifully presented thatched Barton
- Potential for multi-generational living
- Range of outbuildings
- Paddock and wild flower meadow
- Council tax band - F & F
- Grade II* Listed
- Characterful period features throughout
- Wonderful gardens
- Freehold
- EPC - F

Guide Price £1,100,000

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SITUATION

This impressive Barton is located in an idyllic rural setting on the edge of the sought-after hamlet of Upton Hellions. The well-regarded village of Sandford, with its popular pub and shop, is only 1.7 miles away, whilst the market town of Crediton (2.2 miles) offers an extensive range of amenities including places of worship, library, health centre, hospital, post office, banks, supermarkets, pubs and restaurants, garages and sports facilities including a modern leisure centre and the well-regarded Queen Elizabeth's Academy. The weekly farmers market is the largest in the area. The university and cathedral city of Exeter (10.3 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

Upton Hellions Barton is an historic Grade II* Listed family home built in circa 1566 for Dr. George Carew and latterly modernised in the 17th, 19th and 20th Centuries. As one of the most notable properties in the area, Upton Hellions Barton provides an abundance of characterful accommodation of over 5510 sqft. More recently the house has been used as two dwellings for a multi-generational family with the western end known as Hellions Barton, whilst the eastern part is known as The Priory. This versatile property could also be used as a single 9 bedroom residence.

To the front of the property are wonderful gardens as well as a paddock, orchard and a wonderful wild flower meadow. In all the grounds amount to 4.65 acres. To the rear of the house are a range of stone and cob barns offering the potential for conversion, subject to gaining the necessary consents.

THE HOUSE

A gravel pathway from the front lawn leads to an impressive cross passage hall with the original Elizabethan front and back doors and studded plank screens. Throughout the house, the rooms are well-proportioned with high ceilings and many original features are on show. Mullioned windows and exposed beams over fireplaces, brick and tiled floors and huge ceiling beams all remind you of its history. From most windows there is a view either over the gardens, courtyard or across the stunning surrounding countryside.

The property displays various eras throughout with many original features and some 20th Century "upgrades", however, this gives a superb mix of the old and the new with the versatile 9 bedroom accommodation working well for a large family or indeed two families coming together to live close but independently. There is oil fired central heating plus an Aga in both kitchens. The Barton kitchen has been recently improved with a beautifully crafted bespoke kitchen and now provides significant storage and working space and more suited to the size of the home. Throughout, the present owners have tastefully and sympathetically improved the house with an eye for the character and detail that makes this family home so special.

Please see the floorplan for rooms and room sizes.





GARDENS AND GROUNDS

As you enter the grounds of Upton Hellions Barton, the private driveway passes the front meadows and leads to an extensive parking area. At the front of the property are the main gardens, accessed via impressive iron gates on granite pillars with impressive lawns, with carefully designed flower beds, well positioned seating areas, and a gravel path leading up to the front door. There are paddocks and orchards and various areas of gardens/meadow dedicated to wild flowers. All the garden areas have been maintained to be wildlife, insect and bee friendly. The views are stunning from the higher levels. Overall the property amounts to about 4.65 acres.

OUTBUILDINGS

To the rear of the house is a wonderful historic courtyard with a fine Cider Barn still with its original press and loft over. The further barn is the cobbled stables and is again built of stone with a slate roof with further former shire horse stables behind. Beyond this is a series of cob barns that could (subject to gaining the necessary consents) be restored.

SERVICES

Council Tax: F & F (for each side currently) Mid Devon 2024/25- £2861.26

Utilities: Well water (mains supply is available from the top of the road), electric, telephone

Fastest broadband speed within this postcode: Up to 50Mbps

Drainage: Private drainage (septic)

Heating: Oil fired central heating - A boiler for each property

Listed: Grade II*

Tenure: Freehold

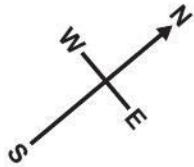
DIRECTIONS

From Crediton leave the town on the A3072 towards Tiverton and cross the River Creedy at Creedy Bridge, taking the next left, signposted to Upton Hellions. Proceed into the hamlet and turn left signposted Hellions Barton and follow the lane to the end, bearing right into the driveway of Upton Hellions Barton.

What3words - tractor.consults.deciding

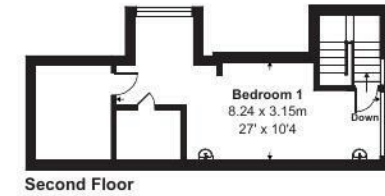
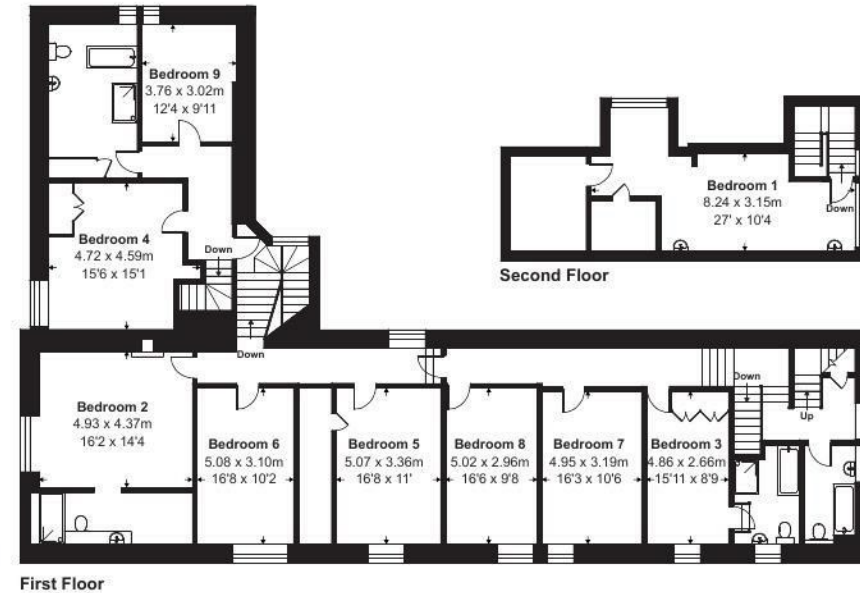
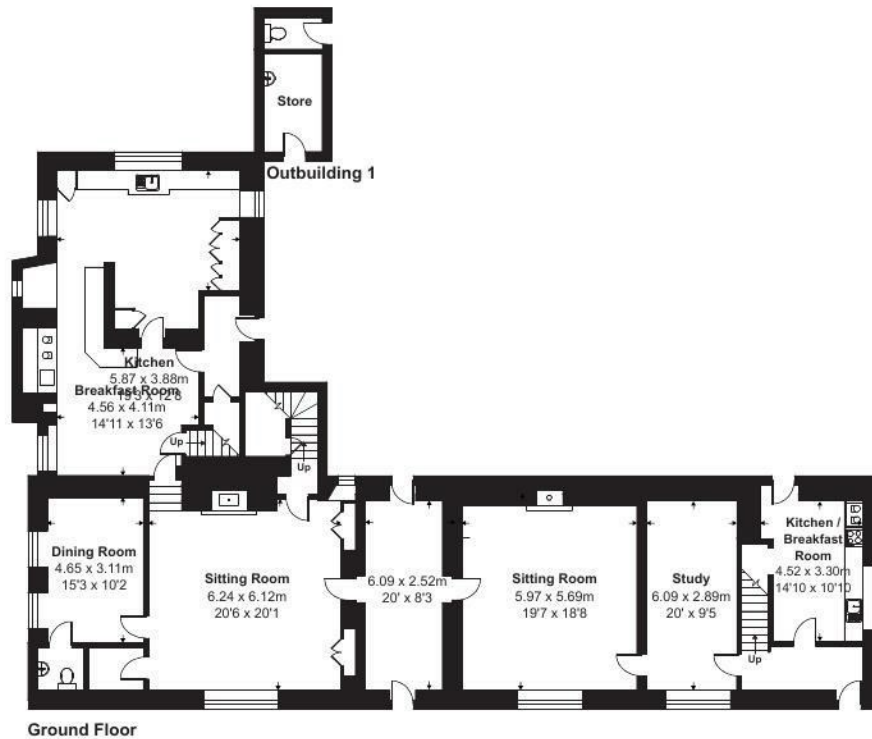
AGENTS NOTE

The Vendors have applied for retrospective listed planning consent for the installation of an ensuite shower room and a ground floor WC. Please ask the Agent for further details.



Approximate Area = 5510 sq ft / 511.8 sq m
Outbuildings = 4375 sq ft / 406.4 sq m
Total = 9885 sq ft / 918.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1267048



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



