



Higher Park Farmhouse



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Crediton, Devon, EX17 3PR

Crediton (1.5 miles) Exeter (7.9 miles)

A handsome Grade II Listed five bedroom farmhouse occupying a beautiful rural position on the edge of a popular market town with level gardens and a paddock.

- Beautiful period farmhouse
- South facing position
- Five bedrooms
- Additional land available under separate negotiation
- EPC: D
- Grade II Listed
- Semi-detached
- Up to 5 acres available
- Freehold
- Council tax band: F

Guide Price £700,000

## SITUATION

Higher Park Farmhouse enjoys a peaceful, south-facing position on the edge of the popular Mid-Devon market town of Crediton, surrounded by rolling countryside. Crediton offers a wide range of amenities, including places of worship, a library, health centre, hospital, post office, banks, supermarkets, pubs and restaurants, garages, and sports facilities. These include a modern leisure centre and the highly regarded Queen Elizabeth's Academy, which boasts over 1,000 years of history. The town also hosts the largest weekly farmers' market in the area and has a thriving arts scene centred around the Crediton Arts Centre, offering a varied programme of theatre, dance, film, music, and talks.

Just 7.9 miles away, the university and cathedral city of Exeter provides an even broader selection of facilities, including excellent shopping, dining, cultural attractions, and recreational opportunities. Exeter also benefits from a railway station with direct services to London Waterloo and Paddington, as well as an international airport located to the east of the city. There is a strong choice of both state and independent schooling locally, with three primary schools rated 'Good' within two miles, and notable independent options including Blundell's in Tiverton, along with The Cathedral School, Maynard School, and Exeter School in Exeter.



## DESCRIPTION

Possibly dating back to the 14th century, Higher Park Farmhouse is a superb example of a traditional cob and stone-built farmhouse. This semi-detached, south-facing property has been comprehensively refurbished, blending historic charm with modern comfort. The spacious ground floor offers impressive reception rooms, while the first floor comprises five double bedrooms, three of which include en suite facilities.

To the side of the property is a large, private parking area, while to the front, well-maintained gardens extend seamlessly into a gently sloping paddock. In total, the grounds extend to approximately 5.1 acres.

## ACCOMMODATION

A path from the south-facing gardens leads to an inviting entrance hallway, complete with built-in storage cupboards and a staircase rising to the first floor. On one side, a dual-aspect sitting room features wooden shutters and a charming fireplace with a woodburner. On the other, a period-featured dining room flows through to a cosy snug with built-in bookcases and ornate ceiling beams.

Beyond the dining room, a beautifully presented open-plan kitchen/breakfast room is fitted with handcrafted wall and floor-mounted units and includes a secondary staircase to the first floor. A rear door leads into a generous utility room, which also includes a WC and a separate pantry.

Upstairs, the main staircase opens onto a spacious landing serving five well-proportioned double bedrooms. Two of the bedrooms include en suite bathrooms, while a third features an en suite shower room. There is also a well-appointed family bathroom and a separate playroom.

## GARDENS AND GROUNDS

To the front of the farmhouse, a paved terrace opens onto level, well-maintained gardens that enjoy a sunny, south-facing aspect. These gardens lead directly into a large, gently sloping paddock, ideal for grazing or recreation. In total, the property extends to approximately 5.1 acres.

## SERVICES

Mains water and electricity.

Private drainage installed in 2017 (shared with 1 other property)

A shared ground array in the front paddock provides heating and hot water to the Farmhouse via a ground source heat pump. The installation has approximately 4 years left of receiving RHI payments which are in the region of £1,000 per quarter and which will be passed on to the new owners.

## DIRECTIONS

Travelling north along the Cowley Bridge Road, at the roundabout where it meets the A377 and A396, take the first exit onto the A377, signed to Crediton. Continue for five and a half miles and then turn left after the Shell filling station onto Station Road, signed to Fordton. After 130 yards turn right just before the level crossing onto Four Mills Lane and then almost immediately left onto a narrow, unnamed lane. Continue down the lane for about half a mile before turning right onto the shared approach lane to the property. After 60 yards at a Y-shaped junction take the left fork and after a short distance the entrance will be on your left.

What3Words: camped.humidity.grins

## AGENTS NOTE

The vendor has advised that further land and buildings are available by separate negotiation. Please speak to agent for further information.



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.

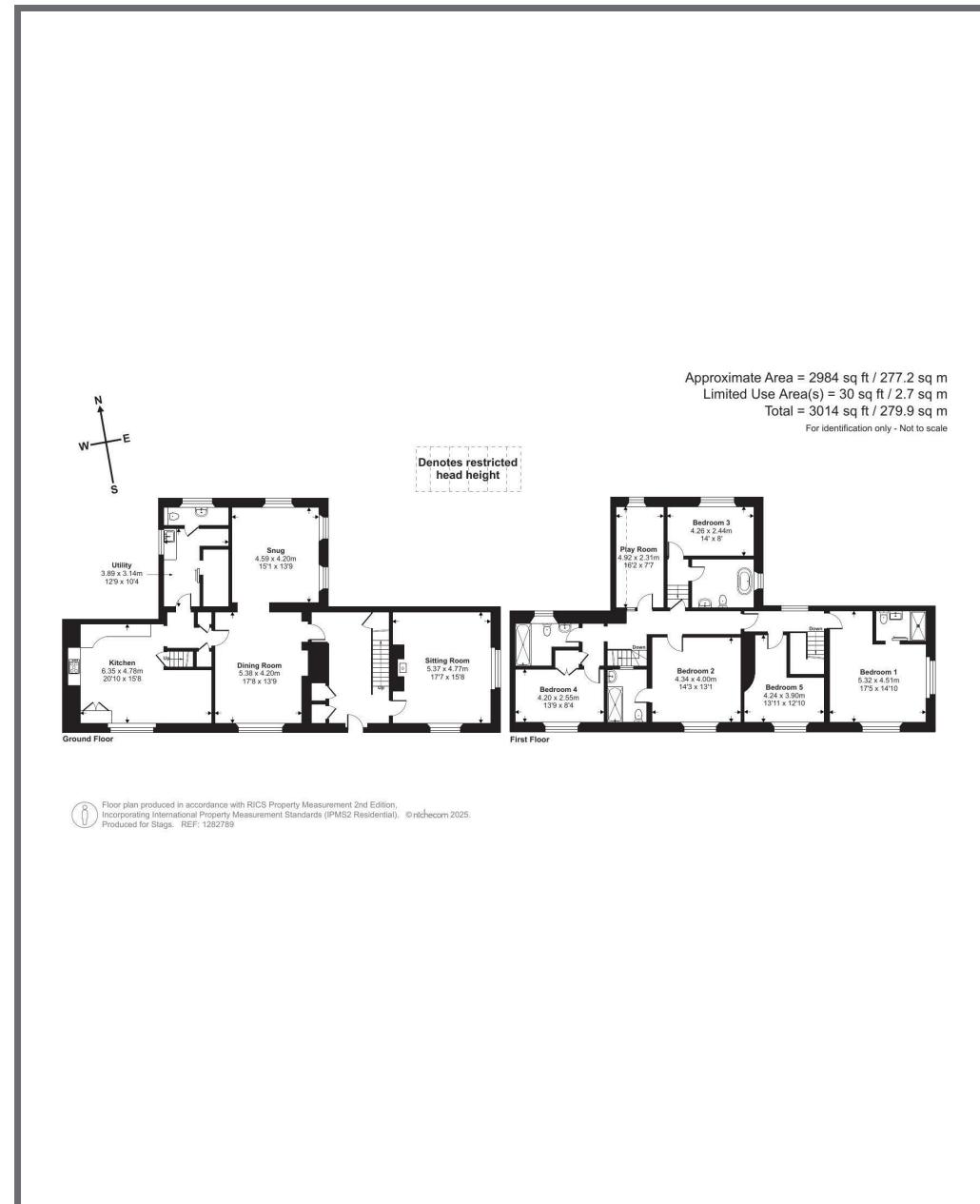


Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (82 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

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