

Dira Barton

East Village, Crediton, Devon





A Grade II listed 17th-century farmhouse of exceptional charm and character, set in 50 acres of glorious countryside with outstanding views, equestrian potential, and complete privacy.

Exeter 10.2 miles (London Paddington from 2 hours 3 minutes), Tiverton Parkway 20 miles (London Paddington from 2 hours)
(All distances and times are approximate)

Summary of accommodation

Main House

Ground Floor: Reception hall/dining room | Drawing room | Sitting room | Home office | Games room | Kitchen/breakfast room | Utility room | Boot room | Pantry | Two cloakrooms

First Floor: Principal bedroom suite | Guest bedroom suite | Three further bedrooms | Family bathroom | Dressing room | Studio (unconverted)

Second Floor: Bedroom | Bathroom | Extensive loft space with planning permission for one further bedroom

Outbuildings: Thatched Grade II listed barn | Traditional cob and stone barns | Alley house | Stabling | Cattle shed | Bull yard | Workshops | Garaging

Floodlit tennis court | Wine cellar | Greenhouse | Potential ancillary accommodation (subject to planning)

Landscaped gardens | Kitchen garden | Meadow and pond | Orchards | Woodland | Pasture (no public footpaths across the land)

In all about 50 acres (20.2 hectares)



Jackson-Stops Exeter
13 Southernhay West, Exeter, EX1 1PJ

Richard Addington
01392 214222
richard.addington@jackson-stops.co.uk

jackson-stops.co.uk



Knight Frank Exeter
19 Southernhay East, Exeter, EX1 1QD

Florence Biss
01392 423111
florence.biss@knightfrank.com

knightfrank.co.uk

Knight Frank Country Department
55 Baker Street, London, W1U 8AN

Hamish Humfrey
020 7861 1717
hamish.humfrey@knightfrank.com

knightfrank.co.uk

Location

Dira Barton is situated in a peaceful corner of rural Devon, surrounded by gently rolling hills and unspoiled farmland, yet less than 10 miles from the cathedral city of Exeter. The property enjoys a remarkably private and tranquil setting at the end of a sweeping private drive, surrounded by its own woodland and farmland.

The location is highly accessible, with excellent road links via the A30 and M5, and rail services to London Paddington from Exeter St David's taking around two hours. The area is well known for its natural beauty and abundance of rural walks, and cycle routes.

Amenities are available in the nearby towns of Crediton and Tiverton. There are some excellent schools in the area, including Blundell's at Tiverton as well as Exeter School and The Maynard in Exeter.



Dira Barton

Dira Barton is a beautifully proportioned Grade II listed former dower house to Creedy Park, offering over 6,200 sq ft of elegant accommodation arranged over three floors. Dating from the 17th century and steeped in history, the property blends classic period architecture with thoughtful contemporary updates, creating an exceptional family home.

The ground floor is defined by a series of spacious and light-filled reception rooms. The welcoming entrance hall (currently used as a dining room) leads to a formal drawing room featuring large sash windows. The kitchen is the heart of the home, equipped with a traditional oil-fired AGA, central island, and space for informal dining. It flows into a cosy sitting room with a wood-burning stove and delightful views over the gardens —perfect for family living and there is also a games room/play room.

A large home office provides excellent space for home working, while practical areas including a utility room, boot room, pantry and cloakrooms ensure the house is equally functional.

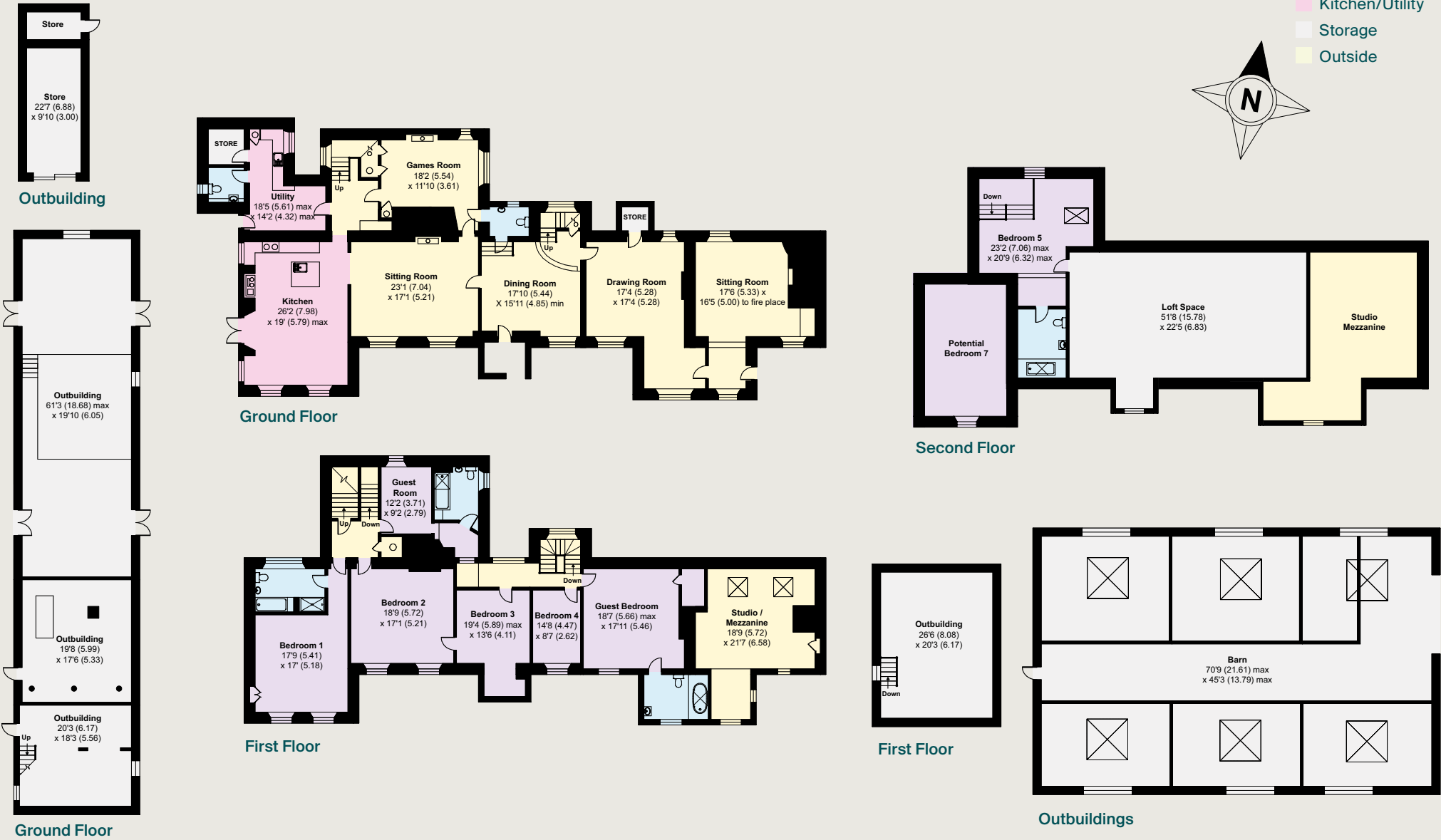




On the first floor, the principal suite and guest bedroom suite sit at either end of the house and enjoy some of the best views across the gardens, land and to Dartmoor in the distance. Three further bedrooms, a family bathroom and a dressing room are arranged off the main landing. Connected to the house but currently accessed separately is the unconverted annex, which has planning permission to convert into a further mezzanine bedroom and studio room below. A sixth bedroom and bathroom are located on the top floor, making an ideal suite for older children, guests, or an au pair. There is planning permission in place for a further bedroom on the top floor.



Approximate Gross Internal Floor Area
6272 sq ft 582.6 sq m
(excludes loft & outbuildings)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens and Grounds

The house sits at the heart of approximately 50 acres of land, which includes formal lawns, productive orchards, rich pasture, and woodland. The gardens are arranged to the south and west of the house, with long views and superb light throughout the day.

To one side of the house is a vibrant kitchen garden, while further afield lies a charming meadow leading to a peaceful wildlife pond. Ancient trees and well-maintained hedgerows provide shelter and biodiversity, and there are no public rights of way over the land, ensuring total seclusion.

The grounds also include a floodlit tennis court, a greenhouse, and a wine cellar. A large flat area with an existing mobile home offers scope for ancillary accommodation, subject to planning.



Outbuildings

Dira Barton offers an outstanding range of traditional and modern outbuildings. These include a beautifully restored Grade II listed thatched barn, a cattle shed, a bull yard, a stone-built alley house, and a number of open barns suitable for machinery storage or stabling.

These buildings could be adapted for equestrian use, garaging, workshops or even further accommodation or leisure facilities, subject to the necessary consents. With expansive pasture, flat ground, and quiet lanes nearby, the estate is well suited to those with equestrian interests or those seeking additional space for hobbies, events or a multi-generational set-up.

Property Information

Services: Mains electricity. Mains water. Private drainage via septic tank.
Oil-fired central heating.

Local Authority: Mid Devon District Council

Council Tax: Band G

EPC Rating: E

Viewing: Viewing by prior appointment only with the agents.

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