



Craddock Cleve, Craddock, Devon







A beautifully presented, imposing **unlisted Georgian house** with a separate, four bed annexe set in 1.35 acres in a rural hamlet.

Summary of accommodation

Craddock Cleve

Porch | Reception hall | Drawing room | Library | Dining room | Garden room | Breakfast room | Kitchen | Laundry room | Cloakroom

Principal bedroom with walk-in wardrobe and en suite shower room | Four further double bedrooms | Family bathroom | Family shower room

Annexe

Porch | Living room | Kitchen/breakfast room | Garden room | Double bedroom with en suite shower room

Three double bedrooms | Bath/shower room

Double garage and tool store/workshop | Parking | Stable block with three loose boxes and feed/garden store | Potting shed | Log store

Greenhouse | Garden

In all about 1.36 acres (0.55 hectare)

Distances

Uffculme 1.3 miles, Junction 27 M5 3.5 miles, Tiverton Parkway Station 5 miles, Cullompton 6 miles, Tiverton 9 miles, Honiton/A303 10.6 miles

Taunton 14.5 miles, Exeter Airport 18 miles (London City Airpiort 1 hour), Exeter City Centre 19 miles

(All distances and times are approximate)



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Location

Craddock Cleve is situated in the pretty hamlet of Craddock, which is surrounded by unspoilt, open countryside within the Blackdown Hills AONB. The neighbouring village of Uffculme has a popular pub (Ostler Inn Tripadvisor 4.0), post office, parish church, primary and secondary schools and village hall.

Tiverton, the main commercial and administrative centre of the Mid Devon district, is within easy reach and has excellent amenities, including Tesco and Morrisons superstores and a Marks and Spencer food store. Nearby in Wellington there is a Waitrose. For wider requirements Exeter and Taunton are both relatively close by.

There are also excellent transport links nearby. These include good access to the M5 and the A303, Tiverton Parkway station has direct services to Paddington taking just under two hours and Exeter Airport offers national and international connections, including a daily service to London City Airport.

There is a wide choice of local schools, both from the state and independent sectors. Nearby independent schools include Blundell's Preparatory School and Blundell's, which are both in Tiverton plus the selection of schools in Taunton and Exeter.

Craddock Cleve

Positioned in a tranquil and pretty rural hamlet and set in about 1.36 acres of beautiful, private grounds, Craddock Cleve is a gorgeous substantial house built around 1778 during the reign of George III. The outside walls are rendered and painted under a clay tile roof. In accordance with the fashionable demands of domestic architecture of the time, the house is set well back from the passing lane with its principal rooms facing south-east or south-west to catch the best of the available natural light throughout the day. It has well proportioned rooms with tall ceilings and several full height windows that look out across the garden and the surrounding countryside. It has also retained many original architectural fittings including several impressive fireplaces, picture rails, coving and an elegant main staircase.







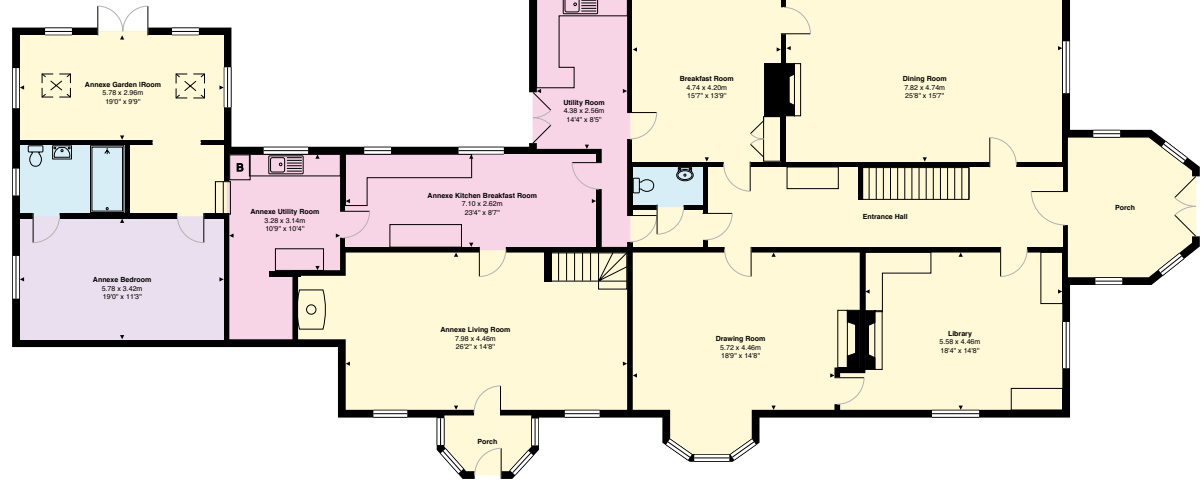
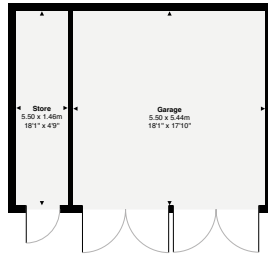
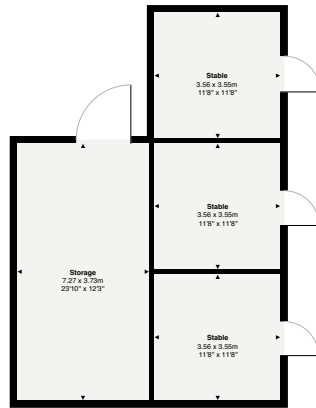
The house is also unlisted and has been the home of the current owners since 2005. During their period of ownership, the house has been extended and refurbished sympathetically to a very high standard. This work has included refitting and extending the kitchen, adding the garden room, new porch and extending the ground floor of the annexe. The house has also been rewired, replumbed and redecorated, the annexe refurbished and a new oak double garage built.

In addition to the new garden room, the ground floor has four more reception rooms: a graceful drawing room with a wide bay window, adjacent library, dining room and breakfast room off the kitchen, all of which look out over the grounds. The kitchen is to die for with a stone-tiled floor, Quooker hot tap, handmade timber units including a large central island, polished granite work surfaces, built-in electric appliances and an inset four-oven AGA.

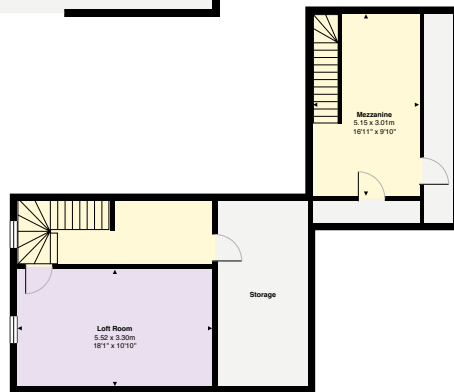
Upstairs are a total of five double bedrooms, one of which incorporates a mezzanine floor making it ideal for a teenager. The principal bedroom has an en suite shower room, with the remaining bedrooms sharing the family bath and shower rooms.







Ground Floor
Area: 351.2 m² ... 3781 ft²



Second Floor
Area: 66.6 m² ... 717 ft²



First Floor
Area: 203.5 m² ... 2191 ft²

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
621.4 sq m / 6688 sq ft
(excluding 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.



Annexe

The west wing of the house, which pre-dates the main part of the house is entirely self-contained making it suitable for multi-generational living or as separate rentable accommodation. The annexe is connected with Craddock Cleve upstairs, and downstairs via a door between the laundry room and the annexe's kitchen/breakfast room.

The annexe was refurbished at the same time as the main house and is incredibly well presented. Offering four bedrooms, the annexe has wonderful proportions and an abundance of natural light throughout.

Outbuildings, Garden and Grounds

The house is approached via an 80-yard long gravel Georgian carriageway drive and with a return drive and parking for several cars to one side. The drive continues in front of the house and round to the far side, where there is further parking in front of the recently built oak garage block. Set back from the garage is a stable block incorporating three loose boxes and a rear feed/garden store.



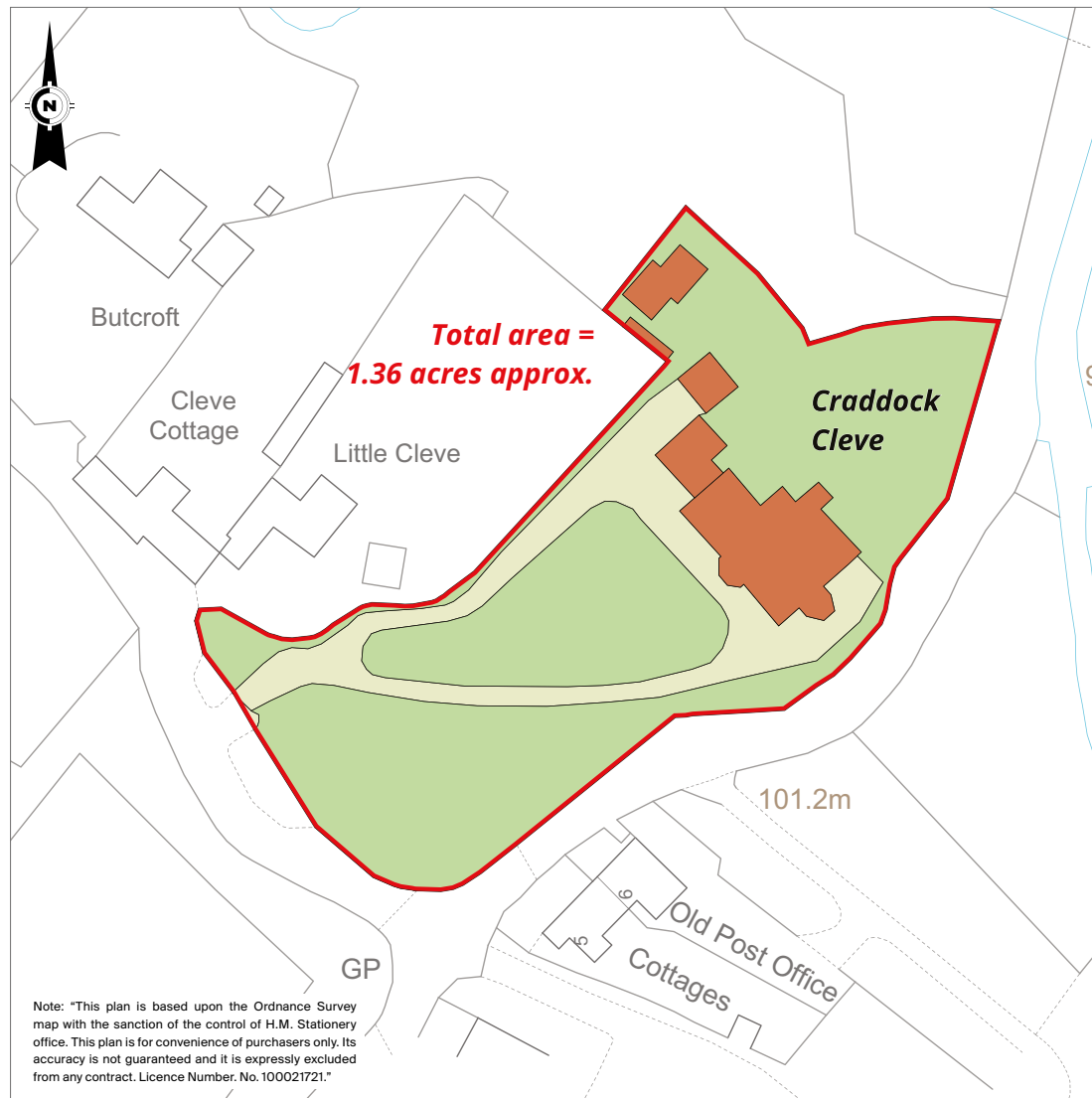


Craddock Cleve is set centrally within mature grounds extending to about 1.36 acres (0.55 hectare), which are designed to be easily maintained with extensive lawns studded with a mix of broadleaf and evergreen trees and flowering shrubs.

Services

Mains water and electricity. Private drainage. Oil-fired central heating.





Directions (Postcode EX15 3LW)

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From Junction 27 on the M5 head south-east on the A38, signed to Wellington. After half a mile at the roundabout take the second exit onto the B3181. Continue for about half a mile turn left, signed to Uffculme. On arriving in Uffculme, turn right onto the High Street, then left after a short distance into The Square continuing onto the B3440. After about 100 yards bear right onto Bridge Street, which passes in front of the church. Continue for 1.3 miles to Craddock and the driveway entrance to the property (stone piers and wrought iron gates) is on the left about 200 yards after entering the hamlet.

Property information

Tenure: Freehold

Local Authority: Mid Devon District Council (www.middevon.gov.uk)

Council Tax: Craddock Cleve: Band F. Annexe (Cottage Wing): Band B.

EPC Rating: E

Offers in excess of: £2,000,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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