



Craddock Cleve, Craddock, Devon





An **immaculately presented**, unlisted Georgian home offering a self contained four bedroom annexe set in 1.36 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)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Florence Biss
01392 423111
florence.biss@knightfrank.com



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 to include a downstairs bedroom, en suite shower room and additional summer lounge. The house has also been rewired, replumbed and redecorated, the annexe refurbished and a new oak cedar clad double garage added. 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 drawing room and library benefit from 13.5 kw log burners. 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 electric 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.





Annexe

The west wing of the house benefits from being entirely self-contained making it perfect for multi-generational living or as separate rentable accommodation such as Airbnb or holiday lets, opening up a range of possibilities. The annexe is of a manageable size and 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 providing versatile accommodation. Offering four bedrooms, the annexe has wonderful proportions and an abundance of natural light throughout. It benefits from a large kitchen, utility room and a stunning sitting room with inglenook fireplace. It also enjoys a summer lounge, which looks out over the grounds to the rear of the property. Above the annexe are a number of rooms offering extensive storage.





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.



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. Within the grounds at the front of Craddock Cleve is a magnificent 200 year old Lebanese Cedar tree. Set back from the garage is a stable block incorporating three loose boxes and a rear feed/ garden store.

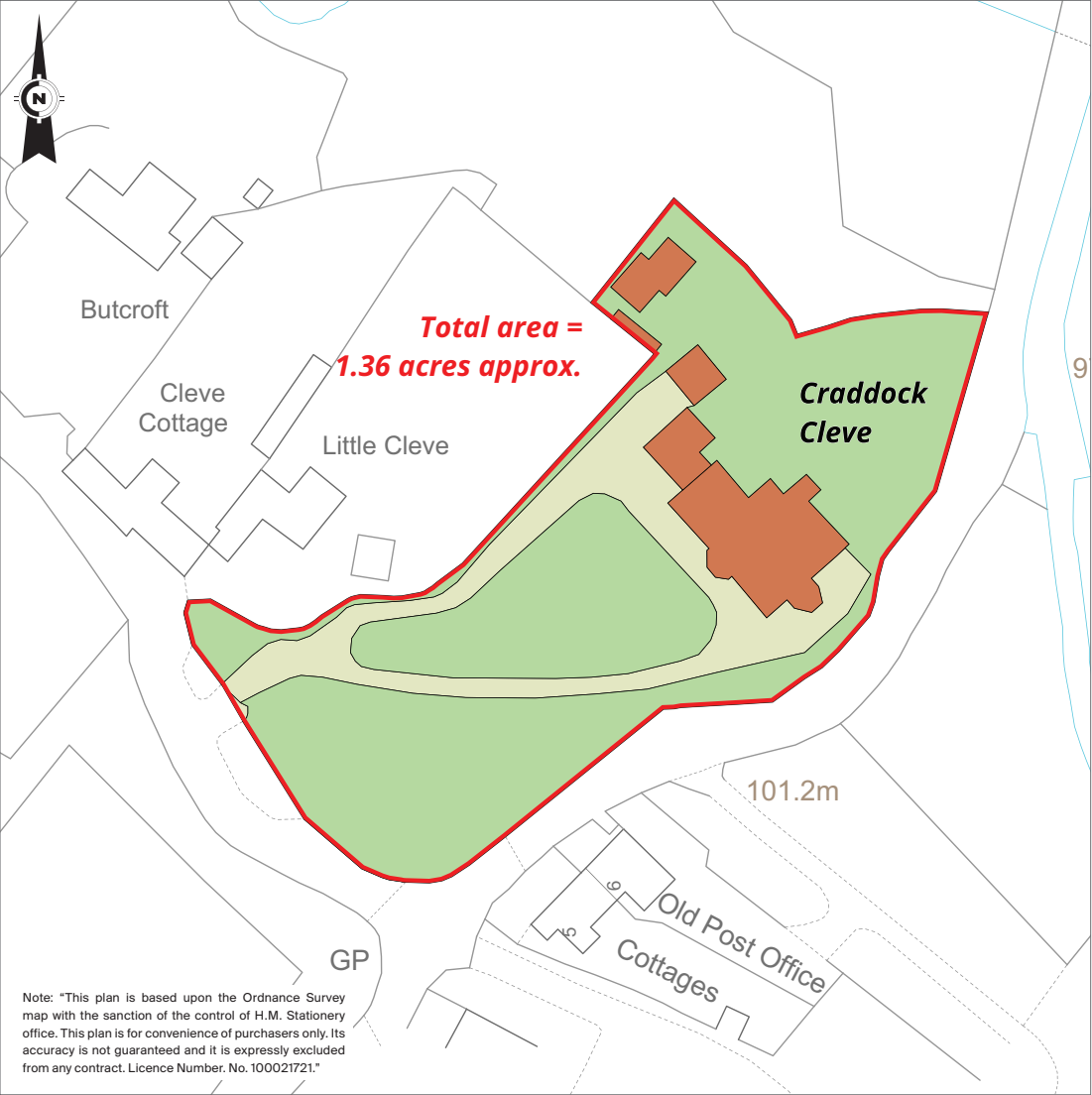
Craddock Cleve is set centrally within mature grounds extending to about 1.36 acres (0.55 hectare), which are designed to be easily maintained with extensive lawns studded with a mix of broadleaf and evergreen trees and flowering shrubs.

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 several amenities, including a post office, parish church, primary and secondary schools and village hall.



Craddock Cleeve benefits from being in the catchment area of the fantastic Uffculme school, which enjoys an “outstanding” OFSTED report and catchment for 10% discount at Blundells. Other nearby independent schools include Queens and Kings Taunton and Exeter School. The nearby villages of Culmstock and Ashill are charming and offer several good pubs including the Culm Valley. The nearby market town of Tiverton is the main commercial and administrative centre of the Mid Devon district and is within easy reach, offering 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, which is 10 minutes away 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.



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 Cleeve: Band F. Annexe (Cottage Wing): Band B.

EPC Rating: E



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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