



Lower Creedy







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Upton Hellions, Crediton, Devon, EX17 4AE

Crediton (2.3 miles), Exeter City Centre and Mainline Train Station (11 miles), Exeter Airport (16 miles)

A fabulous Grade 2 listed four bedroom former farmhouse in a sought after location with countryside views, numerous outbuildings and garages, along with a one bedroom annex.

- Grade 2 thatched four bedroom house
- Useful 1 bedroom annex
- Much sought after location
- 3/4 acre plot
- Mid Devon Council - Band G
- Outbuildings, stables and garaging
- Thatch work scheduled Aug 2026 by current owner
- Scope for further accommodation - (STP)
- Stunning countryside views
- Freehold

Guide Price £875,000

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SITUATION

Lower Creedy is a charming Grade II listed Devon thatched residence, occupying an idyllic semi-rural setting within one of Mid Devon's most desirable locations. Nestled amidst gently undulating countryside, the property enjoys a wonderful sense of seclusion, tranquillity and natural beauty, perfectly capturing the essence of refined country living. Sandford is an easy one mile walk away and contains two pubs and a community run shop and post office. Despite its peaceful position, the house lies within easy reach of the thriving market town of Crediton, renowned for its excellent range of independent shops, cafés, schooling and everyday amenities, together with a mainline railway station offering regular services to Exeter.

The cathedral city of Exeter, with its broader commercial, cultural and transport links—including access to the M5 motorway and Exeter International Airport—is readily accessible, making Lower Creedy ideally suited to those seeking the balance of rural charm and modern convenience. The surrounding landscape offers superb opportunities for walking, riding and outdoor pursuits, with winding country lanes, river valleys and open farmland combining to create a truly picturesque and quintessential Devon setting.

DESCRIPTION

Lower Creedy is a delightful and beautifully positioned country home, offering well-proportioned accommodation and enjoying glorious views across the surrounding countryside. The property combines the warmth and character of a traditional Devon farm house with the comfort and practicality required for modern living, including secondary glazing throughout. Set within its own gardens and grounds, the house enjoys a wonderful sense of seclusion, while still being conveniently located for nearby towns and transport links. The property is approached from a quiet country lane through granite pillars and gates to a gravel-covered, cobbled courtyard.

ACCOMMODATION

The accommodation is thoughtfully arranged to provide an elegant balance of refined reception space and relaxed family living. A welcoming entrance hall leads through to the principal reception rooms all of which enjoy generous proportions, attractive outlooks and an abundance of natural light, creating a wonderfully warm and inviting atmosphere throughout. A home office benefits from an adjoining kitchen/utility area, providing a practical and flexible space ideally suited to modern working.

The farmhouse kitchen, complete with an electric AGA and LPG gas hob, lies at the very heart of the home, offering ample room for both everyday dining and more formal entertaining, with delightful views across the gardens and rolling countryside beyond. A separate boot room, accessed either from the front of the property or via the attached outbuildings, provides an ideal practical entrance for country living. In addition, a generous ground floor walk-in larder offers excellent storage, perfectly suited for wine, provisions or pantry use.





On the first floor the bedrooms are all well-proportioned and beautifully presented. Some feature striking vaulted ceilings that enhance the sense of space and character. The principal bedroom enjoys the luxury of a dedicated dressing room and ensuite together with particularly attractive rural views. The remaining bedrooms are served by well-appointed bath and shower rooms, making the accommodation ideally suited for both family life and hosting guests in comfort and style.

In addition to the main house, the property boasts a 1 bedroom annex which can be used to generate an additional income or as ancillary accommodation. It is currently used as a design studio by current vendor and has been used as a successful AirBnB.

GARDENS AND OUTBUILDINGS

The gardens are a lovely mix of lawn, kitchen garden, flower beds, orchard and a secure area for ducks and chickens. At Lower Creedy there are numerous outbuildings and include a greenhouse, sheds, covered seating areas, stables, garage and workshops plus plenty of storage rooms. There is a sense of privacy and tranquillity throughout, making the outdoor space a true extension of the house.

SERVICES

Utilities: Mains electricity and water (metered)

Drainage: Private drainage - both chambers deemed sound and considered compliant by company emptying (last emptied March 2025). Private well located within boot room with a glass cover and lighting sends water to outside tap and used for garden purposes, washing cars and muddy dogs only.

Heating: Oil combination central heating boiler with all radiator thermostats replaced 2025.

EV Charging Points Available

CCTV is installed at the property

Local authority: Mid Devon District Council Band G

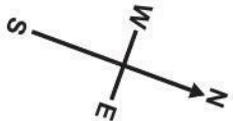
Starlink system installed and 4 G coverage

AGENT'S NOTES

There is a right of access to inspect the drains for the owner of Creedy Cottage. Our vendor can confirm they have a good relationship with these neighbours and the need for access have never caused any issues.

Approximate Area = 4727 sq ft / 439.1 sq m
 Garage = 928 sq ft / 86.2 sq m
 Outbuildings = 1432 sq ft / 133 sq m
 Total = 7087 sq ft / 658.3 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 2026. Produced for Stags. REF: 1402111



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	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



