



# GREAT GUTTON FARM

Near Crediton, Devon



# A FINE LISTED DEVON FARMHOUSE OF GREAT CHARACTER AMIDST ROLLING MID DEVON COUNTRYSIDE

With thriving holiday letting business comprising five cottages, games room and indoor swimming pool, gardens and pond, orchards, pastureland and woodland

## Main House

**Ground Floor:** Cross passage hall | Sitting room | Living/dining room | Kitchen/breakfast room | Library | Study | Utility room | Cloakroom

**First Floor:** Bedroom/shower room suite | Guest bedroom/shower room suite | Four further bedrooms | Family bathroom and shower room

## The Cottages

**Greatstone Barn:** Living room | Sitting room | Dining room | Kitchen | Four bedroom/shower room/bathroom suites

**Yan's Barn:** Living room | Kitchen | Bedroom | Shower room

**Hayloft:** Sitting/dining room/kitchen | Bedroom | Shower room

**Drake:** Living room | Kitchen/dining room | Bedroom/shower room suite | Two further bedrooms and bathroom

**Rook:** Living/dining room | Kitchen | Two bedrooms | Bathroom

Games room | Indoor heated swimming pool

**Gardens and Grounds:** Landscaped gardens and grounds with stream fed wildlife pond | Extensive orchards and woodland

Pasture paddocks | Solar panels | General purpose agricultural building

**In all about 21 acres (8.5 hectares)**

**Distances:** Crediton 2.5 miles, Tiverton 10 miles, Exeter 10 miles

(All distances are approximate)

## SITUATION

Great Gutton Farm is situated in the heart of the lovely, unspoiled, rolling countryside of Mid Devon, a couple of miles to the north east of Crediton. The small village of Shobrooke is about 1.5 miles away, with pub, The Red Lion, with community shop, and church.

Nearby is the bustling town of Crediton with supermarkets, range of independent shops, cafés and restaurants, farmers' market, doctors' surgery, leisure centre, primary and secondary schools, golf club and fine parish church on the site of Devon's first Saxon cathedral.

The university and cathedral city of Exeter is also within easy reach, with comprehensive selection of cultural, shopping, leisure and sporting facilities.

There is a choice of private schools in the area with Blundell's in Tiverton and Exeter School and Maynard's School for girls in Exeter.

To the south and north are the National Parks of Dartmoor and Exmoor respectively, renowned for their spectacular scenery and providing many opportunities for walking, riding, fishing etc.

In Crediton there is a train station on the 'Tarka Line' with branch line connections to Exeter and Barnstaple on the North Devon coast. In Exeter there are stations with mainline connections to London (Paddington and Waterloo) and an airport. There is access, via Tiverton and the A361, to Junction 27 of the M5 motorway.

## THE PROPERTY

Great Gutton farmhouse is a beautiful, historic, thatched farmhouse, with associated barns and outbuildings, of considerable character and charm, situated amidst delightful, unspoilt, rolling countryside.



The house is Listed as being of architectural or historical interest, Grade II\*, and stated as being early 16th Century, possibly later with minor alterations and modernisations since ‘...an important house...’

The farmhouse is of traditional Devon cross passage plan, in an E shape, with three projecting wings to the rear, and retaining a wealth of notable period features such as oak mullioned and transomed windows, stone fireplaces, wall panelling, exposed beams and timbers and oak staircase and flooring.

From the main courtyard a cobbled path leads through the enclosed front garden to the open porch and cross passage hall, off which is the library area and study. On the other side of the hall is the heart of the original house with the two spacious, well proportioned, high ceilinged rooms of great character, being the sitting room with panelled walls and stone fireplace with woodburner, and the kitchen/breakfast room with quarry tiled floor, four oven oil fired AGA set into the fireplace, fitted kitchen and door to another cobbled path out to the courtyard.

Off the rear hall with fireplace with woodburner and slate paved floor, is the former linhay wing, converted to comprise the impressive, spacious, open plan living/dining room with central fireplace with woodburner and bi-fold doors out to the terrace and gardens. From the dining area a spiral staircase rises to a guest suite with galleried landing with kitchenette with picture windows overlooking the gardens and pond and door into the bedroom with exposed roof timbers, the same outlook and an en suite shower room.

The ancient, broad, oak staircase rises to the landing, off which are five further bedrooms, one with en suite shower room and two with fitted wardrobes, cupboard and shelving, as well as the family bathroom with spa bath and separate shower room.

The west wing of the house has been separated to comprise two self contained cottages, being ‘Drake’ (sleeps 6) and ‘Rook’ (sleeps 4). There are connecting doors from both ground and first floors of the main house, so that these cottages could be re-incorporated into the house, if so wished.



The barn on the opposite side of the lower courtyard from the house has been converted to provide two further cottages, being ‘Yan’s Barn’ (sleeps 2) and ‘Hayloft’ (sleeps 2). Beneath Hayloft is the games room.

The large, separately listed, stone barn to the east of the house has been converted to another large holiday let cottage, being ‘Greatstone Barn’ (sleeps 9).



Above the outer courtyard and the cottages is the indoor, heated, saline swimming pool with changing rooms, WC and shower, and glazed sliding doors to a paved terrace with views over the surrounding countryside.

The cottages are imaginatively and stylishly converted and finished to a high standard. Greatstone Barn and both Drake and Rook have their own terraces and/or garden area. The current owners have established a thriving and successful holiday letting business.

Adjoining the swimming pool is a building housing the Bio-mass boiler and water storage tank, and also, within the outer courtyard, is a useful six bay steel portal

frame general purpose farm building/party barn with stage, kitchen, power and lighting throughout. A track leads up to a small shed and fenced chicken coop.

Bi-fold doors from the living/dining room open to a delightful sheltered and partly enclosed terrace area and, beyond, are the landscaped, lawned gardens with ornamental trees and the lovely, large, stream fed wildlife pond with its island and surrounded by water loving plants.

There is a garden storage building and greenhouse and, either side of the stream drains into the pond, are extensive apple orchards and a wooded area alongside the stream, with wild meadow area beyond, being a haven for wild flora and fauna.



Adjoining the gardens and orchards, to the west, are two sloping pasture fields and another copse area.

Above the outer yard and buildings a track, alongside the 200 kW, woodchip biomass boiler, leads up to a 50 kW solar array. The boiler heats the pool, properties and provides all hot water requirements. The solar panels provide electricity. On going renewable subsidies allow both heating and electricity to be 'cost neutral'.

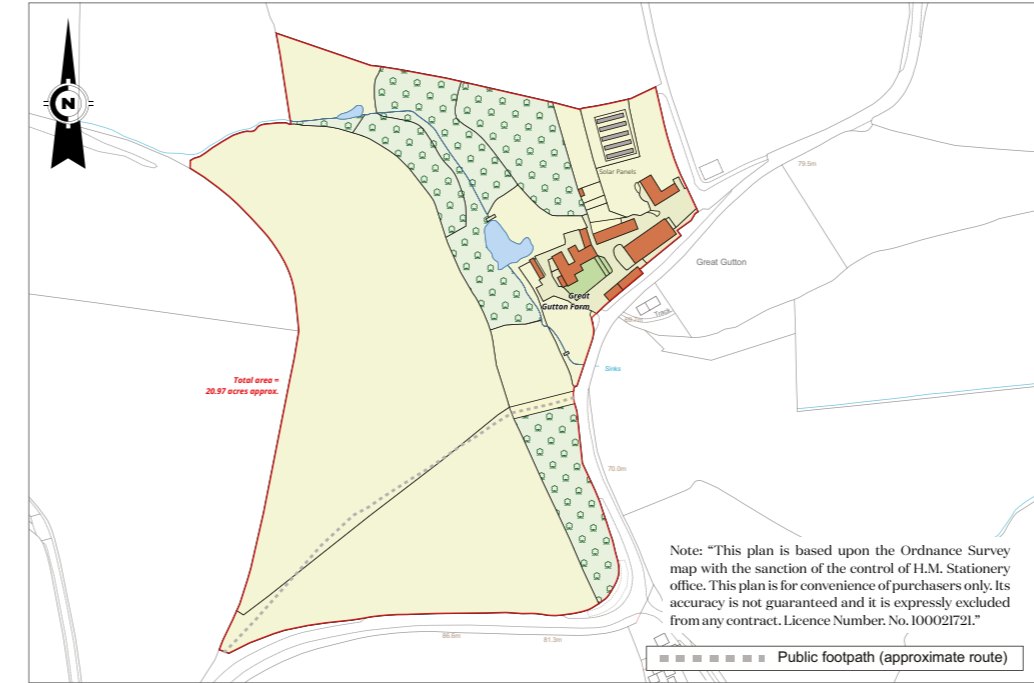


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
1,845.7 sq m / 19,867 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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# PROPERTY INFORMATION

- Tenure:** Freehold
- Rights of Way:** There is a footpath across field as marked with small black dashes.
- Services:** Mains electricity. Mains and private water. Private drainage. Solar panels and Bio-mass boiler.
- Local Authority:** Mid Devon District Council
- EPC:** Great Gutton Farm – C  
Greatstone Barn – C
- Council Tax:** Band F
- Directions:** EX17 1DJ



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