Haske Barton

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Haske Barton,

Haske, Crediton, Devon, EX17 4AF

Crediton (1.9 miles) Exeter (9.5 miles)

A Grade II listed versatile family home, with 6 bedrooms and annexe/income potential, set in gardens and grounds of 3.66 acres.

- Grade II Listed
- 5 + 1 bedrooms
- Versatile Annexe with income potential
- No Onward Chain
- Council Tax - G
- Thatched Longhouse
- Extensive Outbuildings
- Peaceful Rural Location in 3.66 Acres
- EPC - D
- Freehold

Offers In The Region Of £1,175,000

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SITUATION

Haske Barton enjoys a peaceful rural setting, surrounded by just three neighbouring properties, approximately two miles from the historic market town of Crediton. With a population of around 21,500, Crediton offers a wide range of amenities to meet everyday needs, including a variety of independent shops and businesses, GP, dental and veterinary surgeries, Morrisons and Tesco supermarkets, a leisure centre, and a popular farmers' market. The cathedral and university city of Exeter lies just 9.5 miles away, providing an extensive selection of shopping, dining and recreational opportunities. Exeter also benefits from mainline railway stations with services to London, as well as an international airport located to the east of the city.

DESCRIPTION

Haske Barton is a charming Grade II listed Devon longhouse, formerly part of the historic Creedy Park estate, which was home to the Davie family from around 1600 until the late 20th century. The property is believed to date from the 16th century, with later improvements in the 17th century, possibly following its acquisition by the Davie family. Constructed of rendered cob beneath a traditional thatched roof, the house retains a wealth of original architectural features that reflect its rich heritage. These include elegant chamfered beams, picture rails, window seats, and impressive inglenook fireplaces.

ACCOMMODATION

At the heart of the home is a beautifully renovated kitchen/breakfast room, which seamlessly blends modern convenience with period charm. The traditional fireplace now houses an oil-fired AGA, complete with the original bread oven still in place, alongside a small induction hob. Doors lead through to a garden room with French doors opening onto a patio, while also providing access to a practical utility room.

Adjoining the kitchen is the drawing room, a bright and inviting space with a large inglenook fireplace and dual-aspect windows offering delightful views over the surrounding land. The formal dining room sits alongside, featuring another character fireplace, exposed beams, shutters, and a door leading to the formal entrance hall. This hall includes useful storage and provides access to the formal sitting room, which benefits from large windows overlooking the gardens, an inglenook fireplace, and original plasterwork. Double doors lead through to the main staircase.

On the first floor, the principal bedroom enjoys stunning views over the grounds and features a spacious ensuite with a free-standing bath. Bedroom five is located nearby and offers additional storage. A corridor leads to three further generous double bedrooms and a large family bathroom with both bath and shower, overlooking the garden. A secondary staircase provides convenient access back down to the kitchen. All principal reception rooms and bedrooms are south-facing, allowing for an abundance of natural light and far-reaching countryside views.

ANNEXE

The annexe, positioned to one side of the house, provides highly flexible accommodation. Currently used for business purposes as well as additional living space, it could easily suit a variety of needs, including multi-generational living or holiday letting.
With its own external entrance and separate staircase, the annexe comprises a study, a games room, and a mezzanine-level bedroom with an ensuite.

GARDENS AND GROUNDS

The property is set within approximately 3.66 acres of gardens and grounds, thoughtfully divided into garden, orchard, and field. To the west of the house lies a beautifully landscaped garden, with a lawn leading through to the orchard. The orchard is well stocked with apple, pear, and cherry trees, alongside a variety of berry bushes. Tucked away and sheltered by trees is a charming summer house, providing a peaceful and private retreat.

SERVICES

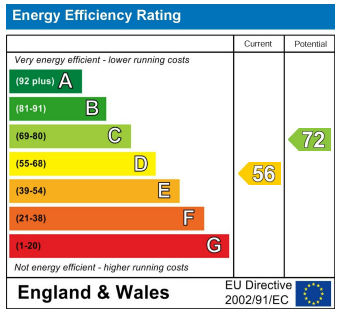
Current Council Tax Band: G
Utilities: Mains water and electricity.
Private drainage (Septic Tank).
Oil fired central heating.
Tenure: Freehold
Standard Broadband speed available (Ofcom).
EE, O2, Three and Vodafone mobile networks available (Ofcom).

DIRECTIONS

From Exeter head north on the B3183 towards Cowley. Take the A377 towards Crediton and follow this for 6.6 miles. In Crediton, turn right on the A377, then left onto the A3072, signposted towards Sandford. At the roundabout, go straight over, continuing on the A3072 until you reach Creedy Bridge (0.8 miles). Take the left hand turn and then the first right hand turn, signposted towards Haske. Follow this road for just over half a mile, and the property will be on your left.

Approximate Area = 5420 sq ft / 503.5 sq m (excludes Voids)
Outbuilding = 2427 sq ft / 225.5 sq m
Total = 7847 sq ft / 729 sq m

All measurements are approximate and for display purposes only



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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.

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