



Bell Tower











# Bell Tower

Creedy Park, Crediton, Devon, EX17 4EB

Crediton (0.5 miles), Exeter (9 miles) and Exeter Airport (15 miles)

An exceptional four-bedroom home set within approximately 12 acres of beautifully maintained parkland and communal grounds.

- Stunning 4 bedroom luxury property
- Double garage, workshop, and 'undercroft' storage
- Allotment with shed and greenhouse
- Ideal lock up and leave
- Council Band F
- No onward chain
- 12 acres of communal grounds and woodland
- Grade 2 listed
- EPC level 75 (C)
- Freehold

Guide Price £750,000

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## SITUATION

The Bell Tower forms a highly distinctive part of the prestigious Creedy Park Estate, enjoying a peaceful and picturesque setting between the sought-after village of Sandford and the historic market town of Crediton, surrounded by unspoilt Devon countryside.

Sandford offers an excellent range of village amenities including a parish church, highly regarded primary school and pre-school, community post office and shop, two inns, a garage and the well-known Sandford Cricket Club, set within the grounds of Creedy Park.

Crediton, approximately half a mile to the south, provides a comprehensive range of facilities while retaining its historic character, including a magnificent parish church, independent shops, supermarkets, leisure facilities, golf club, library and excellent schooling, notably Queen Elizabeth's School.

The cathedral city of Exeter lies approximately nine miles away and offers an extensive range of cultural, educational and commercial facilities, including theatres, museums, shopping and dining, together with the highly regarded Exeter University. Nearby there are excellent transport links onto the A30 and M5 along with rail links at Exeter St David's and the Tarka line from Crediton.

## DESCRIPTION

The Bell Tower is a substantial and distinctive Grade II listed family residence extending to approximately 3,600 sq ft, forming part of the prestigious Creedy House, formerly the country estate of the Ferguson Davie family. The original house was thoughtfully divided in the 1970s to create a small collection of exclusive private residences.

The property retains a wealth of original character features and has been sensitively converted and comprehensively upgraded by the current owners to a high standard, combining period charm with modern comfort. Recent improvements include a new en suite bathroom, redecoration throughout, new floor coverings, upgraded insulation to the loft space and beneath the first floor, and replacement of the central heating system and immersion heater.

In addition, solar panels have been installed on the garage, providing electric vehicle charging capability.

## ACCOMMODATION

Access to the property is via an impressive original front door, which opens into a welcoming and light-filled entrance hall. The hall immediately showcases a number of attractive original features, including a solid chestnut staircase and internal wooden doors, all of which contribute to the property's period charm.

Leading off the hallway is a well-appointed kitchen featuring a small breakfast bar and ample storage. Adjacent to this is the dining room, which enjoys pleasant views across the front lawns of Creedy House and provides an excellent space for both family living and entertaining.

The sitting room is a generously proportioned and particularly appealing reception room, featuring a wood-burning stove and double-aspect windows to the rear, and adjoins the snug which has large French doors opening to the front of the property, allowing an abundance of natural light throughout the day. In addition, the ground floor benefits from a useful WC and a good-sized utility room.

On the first floor, the principal bedroom enjoys views over the front of the property and is complemented by a newly refurbished en suite shower room. There are three further double bedrooms, together with a family bathroom, with listed building consent in place.

At the upper level is a substantial loft area accessed via a loft ladder. This versatile space offers excellent potential for use as a home gym, hobby room or additional storage, subject to individual requirements.







### OUTBUILDINGS AND GARAGE

The property has a double garage, large workshop and an allotment with greenhouse and shed. There is also an 'undercroft' opposite which is handy for storing logs and outside kit.

### GROUNDS AND COMMUNAL AREAS

The property benefits from a south-facing private garden situated to the front, which is accessed via French doors from the snug and provides an attractive and sheltered outdoor space.

The allotment is positioned in a sheltered, south-facing area to the rear of the garages and includes a useful greenhouse, ideal for those with an interest in gardening.

To the north of the property lie approximately 12 acres of beautifully maintained communal grounds and woodland known as The Rookery. These shared grounds include a small orchard, an open glade and a network of meandering paths, set amongst spring bulbs, rhododendrons and a well-established mix of native and exotic trees and shrubs, creating an attractive environment for both residents and wildlife throughout the year.

### SERVICES

Utilities: Mains Electricity, water (metered), gas and telephone

Drainage: Private shared drainage (cost included in Creedy Park fees)

Heating: Gas Worcester Boiler Greenstar 2000 (installed 23/7/20)

Solar panels at the garage installed June 2022 - connected to the grid with tariff and connected to Zappi car charger

Woodburner installed 2022 - Blue Skies model HEETAS compliant

Tenure: Freehold

Broadband (Superfast) Full Fibre

EE recommended for mobile network (Ofcom)

Management fees £88 per month

### DIRECTIONS

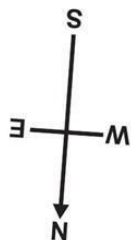
From Crediton proceed north towards Sandford and after half a mile turn right into the driveway for Creedy Park. Pass the cricket pitch on the right and follow the road round to the right. On approaching the main house, turn left through the archway and turn to the right. Bell Tower is halfway down on the right with parking outside.

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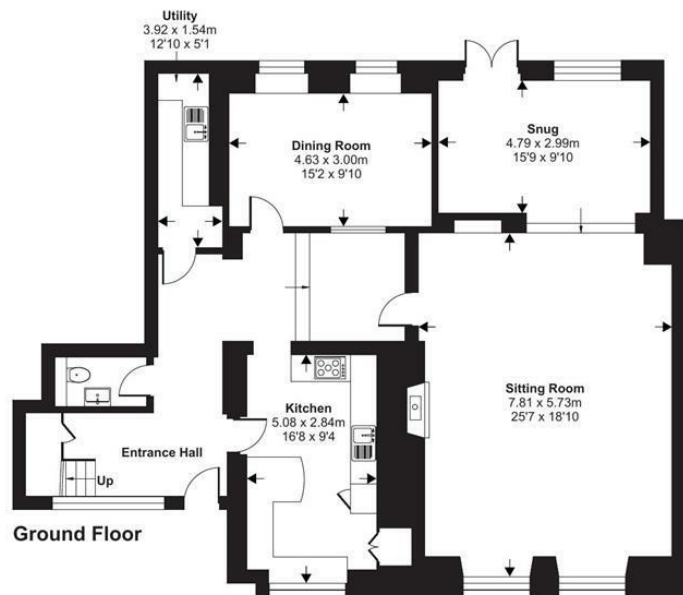
### AGENT'S NOTE

There are various easements and rights of way connected to this property - please ask agent for more details

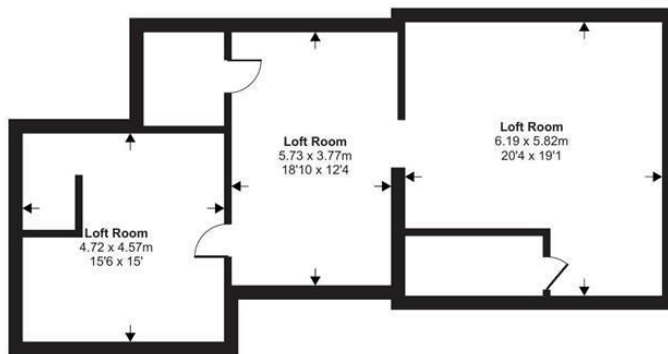




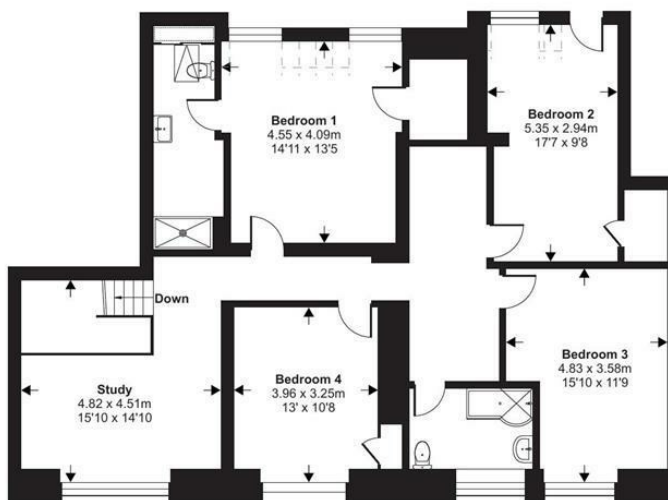
Denotes restricted head height



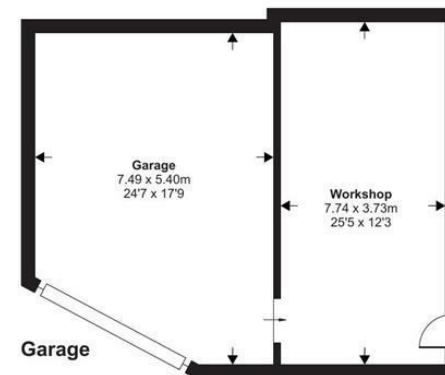
Ground Floor



Second Floor



First Floor



Garage

Approximate Area = 2754 sq ft / 255.9 sq m  
Loft Area = 916 sq ft / 85 sq m  
Limited Use Area(s) = 6 sq ft / 0.5 sq m  
Garage = 719 sq ft / 66.7 sq m  
Total = 4395 sq ft / 408.1 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: 1393079



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 91        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |







