West End

STAGS

West End, 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 communal grounds and parkland.

- Luxury four bedroom property
- Spectacular views
- No onward chain
- Double garage and allotment
- EPC E (40)
- Private south facing garden
- Grade 2 listed
- 12 acres of communal grounds and woodland
- Council Tax Band E
- Freehold

Guide Price £650,000

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SITUATION

West End forms 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

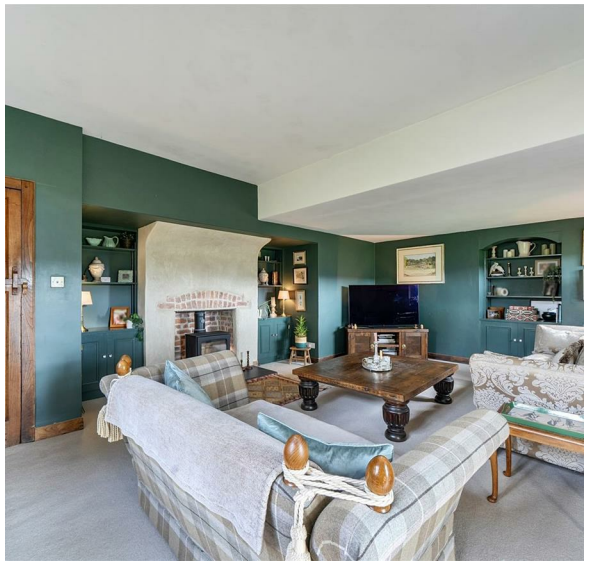
West End is a stunning Grade II listed family residence, forming part of Creedy House, formerly the country estate of the Ferguson Davie family. The original house was divided in the 1970s to create a small collection of exclusive private residences.

This impressive four bedroom property offers beautifully presented and well-proportioned accommodation throughout offering a turnkey opportunity for those looking for a home that is ready to move straight into.

Externally, the property benefits from the elegant surroundings of a grand country house providing an extremely peaceful environment while remaining conveniently positioned for local amenities and transport links.

ACCOMMODATION

On entering through the impressive original wooden front door, you are immediately welcomed into the stunning kitchen. Beautifully appointed with granite benchtops, natural stone floor and a range of fitted kitchen units and featuring a traditional gas-fired Rayburn, this is a wonderfully sociable and practical space. The double-height ceiling creates a striking sense of volume and light, perfectly balancing the grandeur and character of the property with its everyday functionality. From the kitchen, stairs rise to the first floor, where you will find the impressive sitting room. A focal point of the room is the bespoke wood-burning stove, handmade by Woodwarm Stoves, creating a warm and inviting space in which to relax. A door opens onto steps leading down to the front garden, providing a lovely connection between the house and its surrounding grounds.



The second floor provides three generous double bedrooms, offering excellent accommodation for family and guests. One of the bedrooms benefits from its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms. Completing the accommodation on the ground floor is a large fourth double bedroom, which offers excellent versatility and could equally lend itself to use as a second sitting room, home office, studio or additional family space, depending on individual requirements.

Throughout, West End combines period character, impressive proportions and versatile accommodation, creating a distinctive and welcoming home within the beautiful setting of Creedy Park.

GARDEN AND COMMUNAL AREAS

The property benefits from a south-facing private garden situated to the front, accessed down some stone steps, and offers a stunning setting to enjoy the idyllic setting of Creedy Park. The property comes with it's own allotment which is positioned in a sheltered, south-facing area to the rear of the garages, 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
Phase 3 power available - suitable for an electric car charger
Tenure: Freehold
Broadband (Superfast) Full Fibre
EE recommended for mobile network (Ofcom)
Management fees £75.53 per month

AGENT'S NOTE

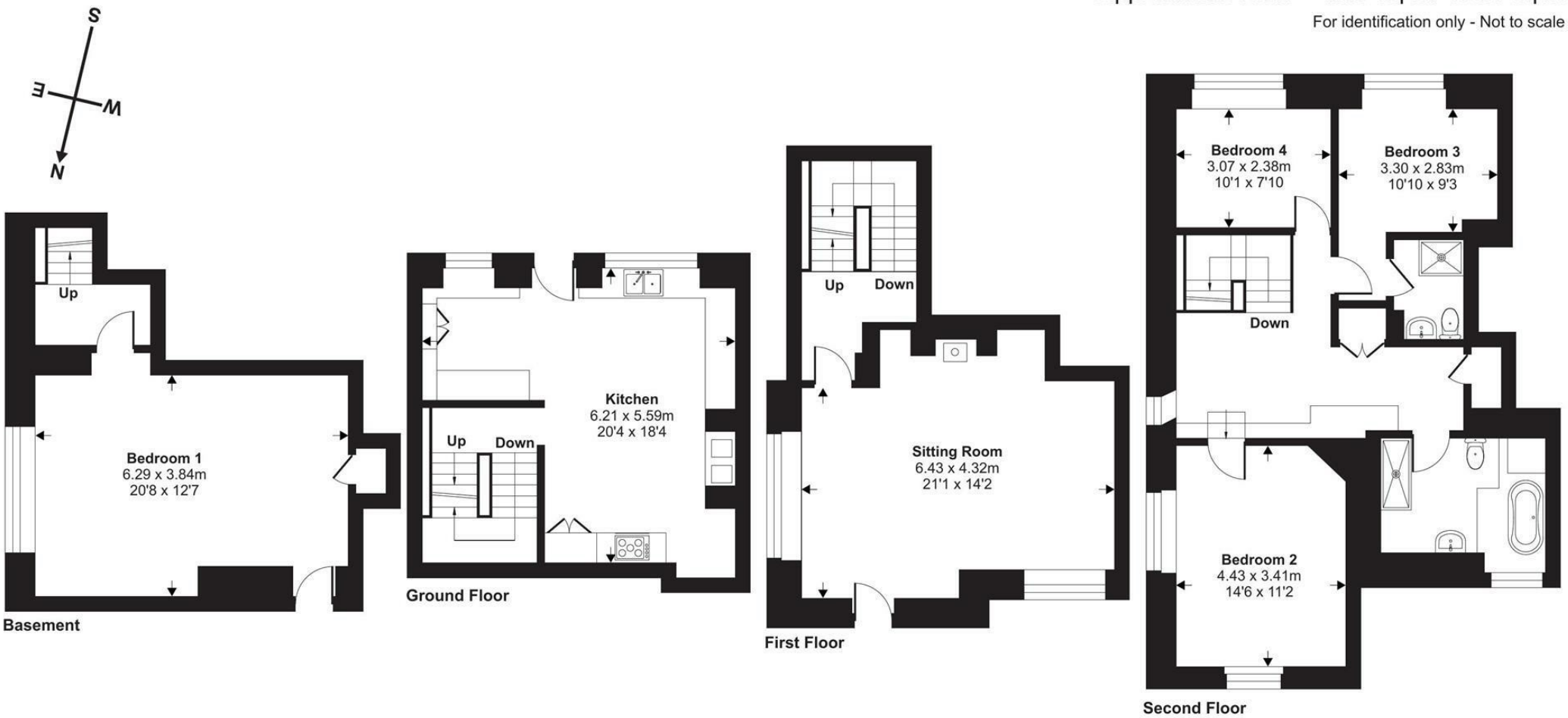
There are various easements and rights of way connected to this property - please ask agent for more details.

DIRECTIONS

What3words - ///explores.snoozing.tequila

Approximate Area = 1867 sq ft / 173.4 sq m

For identification only - Not to scale



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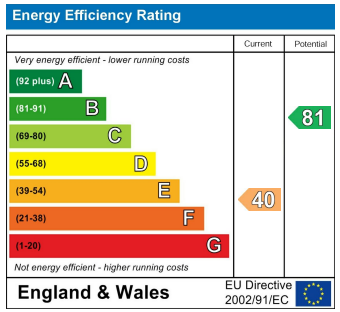

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